

# \$339,900 - 275 Larch Street Unit# F515, Waterloo

MLS® #40771300

**\$339,900**

1 Bedroom, 1.00 Bathroom, 498 sqft

Single Family on 0.00 Acres

417 - Beechwood/University, Waterloo, Ontario

Welcome to F515-275 Larch Street, a modern and luxurious 1-bedroom, 1-bathroom condo located in the heart of Waterloo's university district! Whether you're a parent looking for a secure and stylish home for your student, young professionals or an investor seeking a smart addition to your portfolio, this unit delivers unbeatable value & location! Step inside to find a sleek, open-concept layout with contemporary finishes throughout. The kitchen features stainless steel appliances, subway tile backsplash and rich cabinetry offering ample prep space and a polished, modern feel. The spacious living area is both bright and inviting featuring a Juliette balcony that welcomes an abundance of natural light and fresh air, creating a warm, open atmosphere. The private bedroom is well-sized and the full 4-piece bathroom boasts a shower/tub combo, granite vanity and modern tile. In-suite laundry is included for maximum convenience. Monthly fees include water and internet-ideal for students or investors seeking a low-maintenance lifestyle. This is an unbeatable location for students or young professionals-just a short walk to Wilfrid Laurier University and within easy reach of the University of Waterloo, shops, restaurants, transit and all the essentials. Whether you're buying for your child or investing in Waterloo's thriving rental market, this unit is move-in or rent-out ready-a rare find in a highly sought-after building! (id:6289)



Built in 2019

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 40771300      |
| Price          | \$339,900     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Square Footage | 498           |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Condominium   |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 275 Larch Street Unit# F515 |
| Subdivision | 417 - Beechwood/University  |
| City        | Waterloo                    |
| Province    | Ontario                     |
| Postal Code | N2L0J3                      |

## Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping |
| Features  | Southern exposure, Balcony                                                      |
| Parking   | Visitor Parking                                                                 |

## Interior

|              |                                                |
|--------------|------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove, Washer |
| Heating      | Forced air                                     |
| Cooling      | Central air conditioning                       |
| # of Stories | 1                                              |

## Exterior

|              |                                |
|--------------|--------------------------------|
| Exterior     | Brick, Concrete                |
| Construction | Concrete block, Concrete Walls |
| Foundation   | Poured Concrete                |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | RE/MAX REAL ESTATE CENTRE INC., BROKERAGE |
|----------------|-------------------------------------------|



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