

\$249,000 - 709 - 321 Spruce Street, Waterloo

MLS® #X12326797

\$249,000

2 Bedroom, 2.00 Bathroom,
Single Family

N/A, Waterloo, Ontario

Spacious 2-storey unit with 2 bathrooms (723 sq ft), freshly cleaned and move-in ready, just in time for the school year, with no tenant hassles to worry about! This Turn-Key Condo Offers Luxurious Living Just Steps From the University of Waterloo, Wilfrid Laurier University, and Conestoga College. This condo features a rare 2-storey layout with oversized windows that flood the space with natural light, creating a warm and inviting atmosphere. The spacious den is currently being used as a 2nd bedroom, complete with a custom door, offering flexibility for use as a home office or additional bedroom. Pride of ownership is evident in this owner-occupied unit. The high-end kitchen boasts modern finishes, while the in-suite laundry adds convenience to daily living. The building is well-managed, and residents enjoy premium amenities, including a gym, a rooftop terrace, and a study/party room. Whether you're an investor, parent, student, young professional, or faculty member, this property caters to a variety of needs. Purchase it for your kids, as a smart investment, or move in and enjoy the luxurious lifestyle it offers. The unit comes fully furnished, allowing you to settle in immediately. Enjoy the luxury of high-end in-suite weekly cleaning services that keep your unit pristine and protect your investment. The listed monthly condo fee includes the weekly housekeeping fee of \$197.31 an incredible value at just \$50 per week! This is a fantastic opportunity to move right in or take



advantage of its investment potential! (id:6289)

Essential Information

Listing #	X12326797
Price	\$249,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

Community Information

Address	709 - 321 Spruce Street
Subdivision	N/A
City	Waterloo
Province	Ontario
Postal Code	N2L0G4

Amenities

Features	Balcony
Parking	No Garage

Interior

Appliances	Furniture
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick, Concrete
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Listing Details

Listing Office	HARVEY KALLES REAL ESTATE LTD.
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