



**\$375,000**

## **105-318 SPRUCE ST, WATERLOO, ON N2J 0B7, CANADA**

<https://adamgracie.ca>

Amazing investment opportunity in a prime location, just steps from University of Waterloo, Wilfrid Laurier University, and Conestoga College! Ideal for young professionals and students, this oversized 1-bedroom unit features rare 11 ft ceilings. The unit comes fully furnished with hi-speed internet, water, heat, and cooling included. Enjoy top-notch building amenities, including a fitness center,...

- 1 bed
- 1 bath
- Residential
- Condo/Apt Unit
- Active
- Builder, 568 sq ft



# Rooms

Room type
Kitchen
Living Room
Bedroom Primary
Bathroom

# Building Details

<b>ArchitecturalStyle:</b> 1 Storey/Apt	<b>NewConstructionYN:</b> No
<b>Heating:</b> Forced Air	<b>Exterior material:</b> Brick
<b>Roof:</b> Asphalt Shing	

# Amenities & Features

<b>Features:</b> Elevator	<b>Amenities:</b> Built-in Microwave, Dishwasher, Dryer, Fitness Center, Library, Media Room, Parking, Refrigerator, Roof Deck, Stove, Washer
<b>Waterfront available:</b> No	<b>GarageYN:</b> Yes
<b>AttachedGarageYN:</b> No	<b>CoolingYN:</b> No
<b>Cooling:</b> Central Air	<b>PoolPrivateYN:</b> No
<b>FireplaceYN:</b> No	

