



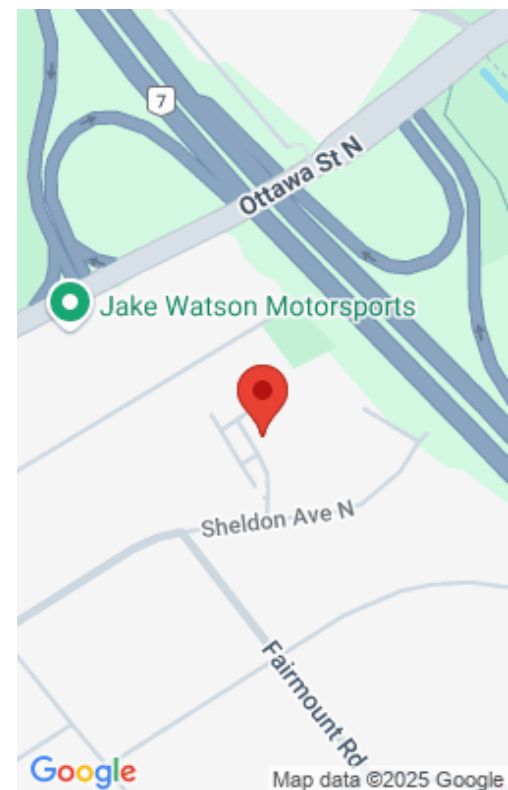
**\$369,000**

## **260 SHELDON AVE N, KITCHENER, ON N2H 3M8, CANADA**

<https://adamgracie.ca>

Move-In Ready Condo, Newly Renovated & Great Amenities!  
Welcome to this beautifully updated 2-bedroom, 1.5-bathroom condo, offering a functional layout designed for comfortable living. Featuring a newly renovated kitchen and bathrooms, fresh paint throughout, and brand-new flooring, this unit is completely move-in ready—just unpack and enjoy! Step out onto your private balcony for a breath...

- 2 beds
- 1 bath
- Residential
- Condo/Apt Unit
- Active
- LBO Provided, 828 sq ft



## Rooms

Room type	Dimensions	Area	Length	Width
Living Room/Dining Room	20ft. 0in. X 15ft. 8in.	301.6	20	15.08
Bedroom Primary	17ft. 0in. X 10ft. 8in.	171.36	17	10.08
Kitchen	10ft. 9in. X 8ft. 6in.	81.3254	10.09	8.06
Bathroom				
Bedroom	12ft. 0in. x 9ft. 0in.	108	12	9
Bathroom				

## Building Details

**ArchitecturalStyle:** 1 Storey/Apt

**ParkingTotal:** 1

**NewConstructionYN:** No

**Building Name:** Spruce Grove Condominiums

**Heating:** Electric, Forced Air

**Basement:** None

**Exterior material:** Brick, Concrete

**Roof:** Tar/Gravel

**Parking:** 1, Asphalt

## Amenities & Features



Features: None

PoolFeatures: Indoor

GarageYN: Yes

CoolingYN: No

PoolPrivateYN: No

Amenities: Elevator(s), Fitness Center, Game Room, Library, Parking, Party Room, Pool, Tennis Court(s)

Waterfront available: No

AttachedGarageYN: No

Cooling: Central Air

FireplaceYN: No

