



**\$339,000**

## **318 SPRUCE ST UNIT 106, WATERLOO, ON N2L 0E9, CANADA**

<https://krealtypros.com>

Imagine sipping your morning coffee or unwinding in the evening on your private, oversized balcony with unobstructed views of Wilfred Laurier University and the vibrant University District. Welcome to unit 1501, an ideal 700+ sq/ft 1 bedroom plus den, 2 bathroom unit perfect for professionals, students, first-time buyers, or savvy investors. Discover what makes this [...]

- 1 bed
- 2 baths
- Condo/Apt Unit
- Residential
- Active
- 703 sq ft



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# Building Details

**Building Area Total:** 703 sq ft  
**Covered Spaces:** 1  
**Garage Spaces:** 1

**Building Name:** Sage li  
**Construction Materials:** Brick Veneer, Concrete  
**Roof:** Flat, Tar/Gravel

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# Amenities & Features

**Water Source:** Municipal  
**Architectural Style:** 1 Storey/Apt  
**Cooling:** Central Air  
**Heating:** Forced Air

**Patio & Porch Features:** Open  
**Sewer:** Sewer (Municipal)  
**Interior Features:** None  
**Frontage Type:** North

