



## 62 BALSAM ST B506, WATERLOO, ON N2L 3H2, CANADA

<https://gtarealestates.com>

Fantastic location! Welcome to this immaculate, owner-used unit available for lease in the highly desirable Sage building, offering premium off-campus living just steps from Wilfrid Laurier University, University of Waterloo and Conestoga College. Maintained in excellent condition, the layout functions like a 2-bedroom unit, featuring a spacious primary bedroom and a separate den with a...

- 2 beds
- 2 baths
- Single Family
- Single Family
- 900 - 999 sq ft



---

## Rooms & Units Descr

**UnitNumber:** B506

**RoomLevel1:** Main level

**RoomWidth1:** 1.8

**RoomType2:** Living room

**RoomLength2:** 4.57

**RoomDimensions2:** 4.57 m X 2.9 m

**RoomLevel3:** Main level

**RoomWidth3:** 3.02

**RoomType4:** Den

**RoomLength4:** 3.81

**RoomDimensions4:** 3.81 m X 2.95 m

**RoomType1:** Kitchen

**RoomLength1:** 3.53

**RoomDimensions1:** 3.53 m X 1.8 m

**RoomLevel2:** Main level

**RoomWidth2:** 2.9

**RoomType3:** Bedroom

**RoomLength3:** 4.04

**RoomDimensions3:** 4.04 m X 3.02 m

**RoomLevel4:** Main level

**RoomWidth4:** 2.95

---

## Location Details

**City:** Waterloo

**Province:** Ontario

---

## Property Details

**Lease:** 2000.00

**LeaseFrequency:** Monthly

**LeaseTerm:** Monthly

---

## Property Features



**CommunityFeatures:** Pets Allowed With Restrictions

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

**Heating:** Forced air

**CoolingYN:** True

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

---

## Courtesy of

**OfficeName:** RE/MAX REAL ESTATE CENTRE INC.

**Office ID:** 283372

**ListAOR:** Toronto Regional Real Estate Board

---

## Building Details

**Heating:** Forced air

---

## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** Pets Allowed With Restrictions

**Cooling:** Central air conditioning

