



\$1,049,999

### 3 MCCRAE BLVD, GUELPH, ON N1G 2B9, CANADA

<https://krealitypros.com>

Welcome to 3 McCrae Boulevard, an extraordinary residence in Guelph's highly sought-after Old University neighbourhood. Ideally situated just steps from downtown, with beautiful views of the Speed River and Royal City Park and directly across from John McCrae house, this charming red brick bungalow offers over 2,000 square feet of finished living space in an [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1197 sq ft



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## Building Details

**Stories:** 1

**Security Features:** Smoke Detector, Smoke Detector(s)

**Roof:** Asphalt Shing

**Building Area Total:** 2096 sq ft

**Construction Materials:** Brick

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## Amenities & Features

**Water Source:** Municipal-Metered

**Architectural Style:** Bungalow

**Appliances:** Water Heater, Water Softener, Dishwasher, Dryer, Hot Water Tank Owned, Refrigerator, Washer

**Spa Features:** Hot Tub, Heated

**Waterfront Features:** River/Stream

**Cooling:** Central Air

**Heating:** Heat Pump

**Fireplace Features:** Electric

**Patio & Porch Features:** Patio

**Spa Yes/ No:** 1

**Sewer:** Sewer (Municipal)

**Exterior Features:** Private Entrance

**Window Features:** Window Coverings

**Interior Features:** High Speed Internet, Ceiling Fan(s), Floor Drains

**Frontage Type:** West

