

# **\$864,900 - 87 Boulder Crescent, Guelph (clairfields/hanlon Business Park)**

---

MLS® #X12303056

**\$864,900**

3 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Clairfields/Hanlon Business Park, Guelph  
(clairfields/hanlon Business Park), Ontario

This pretty southend address awaits! So many features at this cozy, updated family home. A two-storey, with an open concept main living area and 3 upper bedrooms. As you approach, you are greeted by a quaint front porch. Inside, there is a front hallway, with an adjacent 2pc powder, door to the 1-car garage, and which leads to the open living area. The kitchen features painted white cabinets, subway tile backsplash, stainless appliances, quartz counters (with waterfall counter finish), and seating for 3 at a breakfast bar peninsula. The dining space has sliding doors which lead out to a spacious rear deck, which has recently been re-boarded, and features a gazebo, privacy wall, two gas line outlets (for BBQ and outdoor gas fireplace feature), along with a mature tree and a cozy yard which offer space for kids and pets to roam. Upstairs, one will find a large primary bedroom, with walk-in closet, and recently updated, 3pc ensuite bath with glass corner shower and modern, slim-shaker vanity. Two other bedrooms and a handy main 4pc wrap up this living space. Updated modern vinyl plank floors and lighting throughout the entire main and second level. An added bonus is that the basement offers a bachelor apartment space, with open concept living area and 3pc bath. Separate side entry helps to ensure that everyone has their own space, but the basement is so versatile! If you



don't need a mortgage helper, this could be a great space when in-laws visit, or as a separate work-from-home office, home gym or kids' play area! Shared laundry downstairs as well. This updated family home is located on a tucked-away, quiet South End Crescent, but close to all south end amenities, including tons of shopping, leisure/entertainment, schools and a short walk from the future south end rec centre! (id:6289)

**Essential Information**

Listing #	X12303056
Price	\$864,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	87 Boulder Crescent
Subdivision	Clairfields/Hanlon Business Park
City	Guelph (clairfields/hanlon Business Park)
Province	Ontario
Postal Code	N1G5A1

**Amenities**

Amenities	Public Transit, Schools
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

**Interior**

Appliances	Water softener, Dishwasher, Dryer, Hood Fan, Range, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

# of Stories	2
Has Basement	Yes
Basement	Apartment in basement

### Exterior

Exterior	Brick, Vinyl siding
Lot Description	29.8 x 106.6 FT
Foundation	Poured Concrete

### Listing Details

Listing Office	Coldwell Banker Neumann Real Estate
----------------	-------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 1:31am PDT