



26 Mclean Blvd
Perth Ontario K7H 2Z3
 Perth 907 - Perth Lanark
SPIS: No **Taxes:** \$3,121/2025 **DOM:** 0
List: \$492,500 For: Sale
 Detached **Front On:** S **Rms:** 11
Link: N **Acre:** < .50 **Bedrooms:** 2 + 2
 Bungalow **Washrooms:** 2
 1x4xMain, 1x2xBsmt
Lot: 74 x 101.1 Feet **Irreg:**
Dir/Cross St: 26 McLean Blvd. / Thomas Ave.
Directions:
 Highway 43 in Perth to Mather Street, left on Thomas Avenue, right on McLean Boulevard.
 Follow to #26

MLS#: X13648960 **PIN#:** 051720036
Possession Remarks: TBD
Legal: LT 11 PL 12537 LANARK S DRUMMOND; PERTH

Kitchens: 1 Fam Rm: N Basement: Full / Partial Basement Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1958 Yr Built Source: Estimated Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Cul De Sac, Golf, Hospital, Library, Park, Place Of Worship Exterior Feat: Landscaped, Privacy, Year Round Living Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned Security Feat: Smoke Detector	Zoning: R1 Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed Survey Type: None
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Topography: Level, Sloping, Wooded/Treed
Access to Property: Year Round Municipal Road

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.34	x 10.6	Tile Floor
2	Foyer	Main	12.17	x 3.84	Tile Floor
3	Living	Main	14.01	x 11.75	Hardwood Floor
4	2nd Br	Main	13.42	x 10.66	Laminate
5	Bathroom	Main	11.52	x 7.41	Tile Floor
6	Prim Bdrm	Main	13.91	x 11.15	Laminate
7	Bathroom	Bsmt	5.51	x 3.58	2 Pc Bath
8	Laundry	Bsmt	11.52	x 10.99	Concrete Floor
9	Other	Bsmt	20.67	x 14.76	Concrete Floor
10	3rd Br	Bsmt	11.15	x 11.15	Laminate
11	4th Br	Bsmt	14.11	x 11.15	Laminate

Client Remks: Welcome to this well-maintained brick and stone bungalow located at 26 Maclean Boulevard in the beautiful town of Perth. Situated on a spacious lot with 74 feet of frontage and 101 feet of depth, this inviting home offers comfortable living in a convenient location close to all amenities. The main floor features a bright and functional layout with a spacious kitchen, two bedrooms, a four-piece bathroom, and comfortable living areas designed for everyday enjoyment. Step outside onto the rear deck overlooking the backyard, offering a peaceful space to relax, entertain, and enjoy the outdoors. The lower level provides additional living space with two bedrooms, a two-piece bathroom, and plenty of undeveloped basement area offering excellent potential for future finishing, storage, or a personalized recreation space. Additional features include an attached one-car garage, a paved driveway, and a new central air system installed in 2022 for year-round comfort. With its classic brick and stone exterior, generous lot size, flexible four-bedroom layout, and desirable Perth location, this bungalow presents a wonderful opportunity for families, retirees, or anyone looking for a comfortable home close to local amenities.

Inclusions: Fridge, Stove, Washer, Dryer

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595