



GRASSROOTS
REALTY GROUP

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**1001 Yuill Street SE
Medicine Hat, Alberta**

MLS # A2234409



\$232,000

Division:	River Flats		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	852 sq.ft.	Age:	1913 (112 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Block	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: All Furnishings, 2 sheds, Fridge, Stove, Portable Dishwasher, Washer, Dryer, All Window Coverings

Welcome to 1001 Yuill Street SE! This enchanting character home blends timeless charm with fresh, modern elegance — fully renovated from top to bottom, and ready to welcome you with open arms. From the moment you step inside, you’ll feel transported: warm natural light spills through newly installed windows, dancing across beautifully curated furnishings (yes, it comes fully furnished!) and a sparkling new kitchen complete with top-of-the-line appliances. Every detail has been thoughtfully considered — from the pristine new siding and roof to the crisp, landscaped yard enclosed by a brand-new fence, all resting on a generous 150-foot lot that invites morning coffees, garden dreams, or long summer evenings under the stars. Whether you're a young couple just beginning your story, or a savvy investor seeking a turnkey Airbnb with irresistible appeal, this home is ready to delight. With its perfect blend of charm and modern comfort, all that’s missing is your suitcase and a sense of adventure. A true gem waiting to be discovered.