

1-833-477-6687 aloha@grassrootsrealty.ca

1054 Yuill Street SE Medicine Hat, Alberta

MLS # A2243552



\$187,500

Division:	River Flats					
Type:	Residential/House					
Style:	2 Storey					
Size:	1,349 sq.ft.	Age:	1906 (119 yrs old)			
Beds:	2	Baths:	2			
Garage:	Double Garage Detached, Single Garage Detached					
Lot Size:	0.17 Acre					
Lot Feat:	Back Lane					

Floors: Carpet, Hardwood, Linoleum Sewer: - Roof: Asphalt Shingle Condo Fee: - Basement: Full Unfinished II D: -	Heating:	Forced Air, Natural Gas	Water:	-
	Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Basement: Full Unfinished IID: -	Roof:	Asphalt Shingle	Condo Fee:	-
Tull, Oliminated	Basement:	Full, Unfinished	LLD:	-
Exterior: Mixed Zoning: R-LD	Exterior:	Mixed	Zoning:	R-LD
Foundation: Combination Utilities: -	Foundation:	Combination	Utilities:	-

Features: See Remarks

Inclusions: N/A

Step back in time and discover the unique charm of this character-filled home, full of history and opportunity. This property is ready for a creative eye and a visionary heart! The main floor, featuring hardwood floors and 10 foot ceilings, hosts 1 bedroom with ensuite bath, an office, spacious living and dining room and a bright, vintage kitchen. On the upper level you'll find a second bedroom and bathroom. The basement offers a 2 piece bath, laundry, ample storage space and a work bench for all your projects. This home is a gem waiting to be polished! Yes, it needs love, but the potential is shining through. Nestled on a large 50x150 foot private lot just minutes from Strathcona Park and pool, schools and walking paths along the river, with a yard filled with greenery and a large double detached garage. Whether you're a seasoned renovator or an old-home enthusiast, this property is waiting to be brought back to life! Book your private showing today!