

## **1054 Yuill Street SE** Medicine Hat, Alberta

## \$199,900

**River Flats** 

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 LLD: - -   Exterior: Mixed Zoning: R-LD -   Foundation: Combination Utilities: - -   Features: See Remarks See Remarks - -						
Beds: 2 Baths: 2   Garage: Double Garage Detached, Single Garage Detached   Lot Size: 0.17 Acre   Lot Feat: Back Lane   Heating: Forced Air, Natural Gas   Floors: Carpet, Hardwood, Linoleum   Roof: Asphalt Shingle   Basement: Full, Unfinished   Exterior: Mixed   Foundation: Combination			Style:	2 Storey		
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	Exterior:	Mixed		Zoning:	R-LD	
Features: See Remarks	Foundation:	Combination		Utilities:	-	
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**Division:** 

Type:

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!

## MLS # A2243552

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

