



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2256854**



**\$249,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	889 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Gravity, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** 1 - fridge, 2 stoves

Don't miss the opportunity to own 2 properties on the same lot. Great revenue property, or live in one home and have income from the other. The front house is 889 sq ft with 2 bedrooms, kitchen, living room, bathroom and laundry on the main level. Loft style bedroom on the upper level with walk in closet and sitting area. 947 1/2 Yuill Street is located in the back and features 755 sq ft with a loft style bedroom on the upper level, and main level with living room, kitchen and bathroom. (photos of back house are prior to Tenant moving in)