



GRASSROOTS
REALTY GROUP

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

**1126 Yuill Street SE
Medicine Hat, Alberta**

MLS # A2264403



\$179,900

Division:	River Flats		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,109 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	14826.31 Acres		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters		

Inclusions: n/a

This well-maintained home in the River Flats offers a large front porch, a good-sized living room, and an additional main-floor space that's ideal for an office or flex area. The updated kitchen features granite countertops, a tiled backsplash, and a garden door leading to the back deck. The main floor includes a renovated bathroom with new tub, tile surround, vanity, and toilet, as well as convenient laundry. Upstairs are two spacious bedrooms with large closets, while the basement provides ample storage and potential for future development. Updates include newer shingles, windows, high-efficiency furnace, and upgraded electrical. The yard is fully fenced, has a large shed (12'6X20'6) and the property is ready for quick possession if needed. Front porch area not included in square footage.