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1054 Yuill Street SE Medicine Hat, Alberta

MLS # A2267347



\$182,497

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

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Mixed R-LD 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 home 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, pool, schools and walking paths along the river. A large double detached garage and a yard full of greenery complete this great property. 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!