



GRASSROOTS
REALTY GROUP

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

MLS # A2267347



\$182,497

Division:	River Flats		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,349 sq.ft.	Age:	1906 (120 yrs old)
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	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	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!