



GRASSROOTS
REALTY GROUP

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1255 Yuill Street SE
Medicine Hat, Alberta

MLS # A2282341



\$225,000

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	670 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Shed

Cute, cozy, and full of character, this charming bungalow is the perfect blend of comfort and thoughtful updates. Vaulted ceiling with a skylight brings in beautiful natural light, giving the kitchen space an airy feel while still staying true to the home's intimate size. Modern touches are sprinkled throughout, complementing the home's welcoming vibe. Major updates include a high-efficiency furnace, a 2023 hot water tank, and newer shingles, offering peace of mind for years to come. Step outside and enjoy the beautiful, peaceful yard — an ideal spot to relax, garden, or unwind at the end of the day. A standout feature is the large, heated 30x24 garage — a rare and valuable bonus for a home of this size, perfect for hobbyists, storage, or keeping vehicles warm year-round. This is a small home with a big heart, ideal for those who appreciate simplicity, comfort, and a serene setting.