



966 Yuill Street SE  
Medicine Hat, Alberta

MLS # A2288003



**\$219,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	1915 (111 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Storage		

**Inclusions:** Blinds

Welcome to this charming character home offering timeless appeal and thoughtful updates throughout. With 2 bedrooms, 1 bathroom, and well-designed living space, this property blends classic comfort with practical modern upgrades. The main floor features convenient laundry, a bright living area, and a functional kitchen that opens to the expansive backyard. Major updates include A/C (2016), High Efficient furnace with a new motor (2009), and a newer roof (2021), giving you peace of mind for years to come. Enjoy morning coffee on the welcoming front porch, relax on the side porch, or unwind on the back deck overlooking the huge fenced yard &mdash; perfect for pets, kids, gardening, or simply enjoying the outdoors. A powered shop and additional shed provide excellent storage and workspace options. Situated on a large lot, this home offers room to grow, play, and make it your own. Full of character and charm, this property is ready for its next chapter.