



**1058 Yuill Street SE
Medicine Hat, Alberta**

MLS # A2299967



\$205,000

Division:	River Flats		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	878 sq.ft.	Age:	1907 (119 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: sheds(2), window AC, kitchen island (negotiable)

Welcome to 1058 Yuill Street SE, a charming and affordable home that’s perfect for first-time buyers, downsizers, or investors looking for a solid revenue property! This well-maintained 1.5-storey home offers 878 sq ft of comfortable living space and has seen numerous upgrades over the few years. Recent improvements include new shingles (2025), vinyl windows, an updated kitchen with modern cabinets, countertops, and appliance package, refreshed paint and flooring on the upper level, and fresh paint on front entryway and front door. Upon entering the home, you will be greeted by a front porch, perfect for a reading area or space to kick your boots off. The main living area is warm and welcoming, ideal for everyday living or entertaining, there’s also a versatile office/den space that could easily function as a third bedroom if needed (no closet). The kitchen is located at the rear of the home and features its recent upgrades, along with convenient main floor laundry and access to a full main floor bathroom. Upstairs, you’ll find two comfortable bedrooms, along with a window air conditioning unit to keep things cool during the warmer months. Outside, the fully fenced backyard offers plenty of space to enjoy, complete with a patio area and two storage sheds, perfect for tools, bikes, or seasonal items. There is also additional parking at the rear of the lot. This move-in ready home offers great value and flexibility, making it an excellent opportunity to step into the market or expand your investment portfolio. Don’t miss your chance to own this charming property!