



1054 Yuill Street SE  
Medicine Hat, Alberta

MLS # A2267347



**\$169,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	1906 (120 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Combination

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**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!