



**1201 Yuill Street SE
Medicine Hat, Alberta**

MLS # A2302547



\$399,500

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	857 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: C/A, fridge, stove, B/I Dishwasher, washer/dryer, UGSâ€™MS, garage door opener, 2 remotes, garage fridge, window coverings & blinds, T.V mounts in L/R, BDRM, BSMT, F/R, B/I Microwave, above ground pool & all accessories, all built-in shelving, gazebo, Gasline BBQ,

WELCOME TO 1201 YUILL STREET SE! This BEAUTIFULLY UPDATED home offers 2+1 BEDROOMS and 2 BATHROOMS, combining MODERN STYLE with FUNCTIONAL LIVING! As soon as you enter the home you’ll love the BRIGHT, OPEN-CONCEPT featuring a SPACIOUS LIVING ROOM with RECESSED LIGHTING that creates a warm and inviting atmosphere for family and friends! The main floor is host to 2 bedrooms, a 4 PCE bath and very functional kitchen! Every inch of this home is well thought out! Downstairs you find a cozy family room, a 3rd bedroom, laundry, a 2 PCE bath and great storage! Enjoy the added peace of mind with numerous VALUE-ADDING UPDATES, including a FURNACE (2013), AIR CONDITIONER (2024), METAL ROOF (2024) on both the house and garage, and NEWER MAIN FLOOR WINDOWS! Step outside onto the FRONT DECK which is the perfect place to enjoy your morning coffee or unwind after a long day! Need garage space? Build in 2025 - This property truly delivers with a MASSIVE 28' x 32' HEATED DOUBLE DETACHED GARAGE/MAN CAVE, that is CLEAN, BRIGHT, and ready for all your vehicles, hobbies, or workshop needs! Even better, the garage/shop includes its own 2-PIECE BATHROOM for added convenience as well as a FLOOR DRAIN & HOT & COLD WATER! Outside you'll also find RV PARKING, a FULLY FENCED DOG RUN, and plenty of room to enjoy the outdoors in the ABOVE GROUND POOL! This MOVE-IN READY property offers the perfect combination of MODERN UPDATES, INCREDIBLE GARAGE SPACE, UGS’S and PRACTICAL FEATURES!! DON'T MISS YOUR OPPORTUNITY TO MAKE THIS HOME YOURS!