



GRASSROOTS
REALTY GROUP

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**1145 & 1147 Yuill Street SE
Medicine Hat, Alberta**

MLS # A2327707

\$619,000



Division:	River Flats		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	1,558 sq.ft.	Age:	1988 (38 yrs old)
Beds:	-	Baths:	-
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stoves (2), Fridges (2), Dishwasher, Washer & Dryers (2), Window coverings, Garage Door Openers (2), Central Air (2)

Investment Opportunity – Full Duplex with Excellent Parking & Low-Maintenance Yard This well-designed full duplex offers a total of 1,558 sq. ft. of living space, providing a functional layout that's ideal for homeowners, multi-generational living, or investors. The main floor features a spacious living room, a bright and open kitchen, a convenient 2-piece bathroom, and one bedroom. The fully developed lower level includes two additional bedrooms, a 4-piece bathroom with laundry, and a utility room, offering comfortable living space for the whole family. Parking is plentiful, with a two-car front driveway providing one dedicated parking space for each unit. At the rear, you'll find a detached double garage with a single garage bay for each side, plus an additional parking pad leading to each garage stall. One side of the garage also includes the added bonus of a root cellar, perfect for extra storage or preserving garden produce. The fully fenced yard is designed for low-maintenance living, making it easy to enjoy the outdoor space with minimal upkeep. Whether you're looking to live in one side and rent the other or add a solid income property to your portfolio, this duplex offers versatility, practicality, and excellent value. New shingles were installed in 2025. Rents is currently \$900.00 for one side (tenant does yard maintenance) and \$1025.00 for the other. Title Insurance will be offered in lieu of a Real Property Report.