

**1009 Yuill Street SE  
Medicine Hat, Alberta**

**MLS # A2215091**



**\$168,600**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Stove, fridge, washer, dryer, shed, garage door opener + remote

Affordable and packed with potential! Located in River Flats, this cute little bungalow offers great possibilities whether you're a first-time buyer, investor, or looking to downsize. The front porch welcomes you into a bright foyer, with a den just off the side—perfect for a dining room, office, or a potential third bedroom! The living room connects to two bedrooms, and the kitchen offers plenty of space and comes with a stove and fridge. There's a cozy 3-piece bathroom featuring a clawfoot tub, plus convenient main floor laundry with a washer and dryer. The basement is undeveloped but perfect for storage and houses the furnace and updated hot water tank. Outside, enjoy a good-sized front and backyard, a shed with electrical, and a single detached garage complete with an overhead door and opener. Important updates include shingles (3 years old), eaves (3 years old), and a hot water tank (2 years old). Freshly primed and with carpets shampooed, this home is ready for your finishing touches!