

# \$168,600 - 1009 Yuill Street Se, Medicine Hat

MLS® #A2215091

**\$168,600**

2 Bedroom, 1.00 Bathroom, 871 sqft

Residential on 0.11 Acres

River Flats, Medicine Hat, Alberta

Affordable and packed with potential! Located in River Flats, this cute little bungalow offers great possibilities whether youâ€™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 sideâ€”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. Thereâ€™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!

Built in 1910

## Essential Information

MLS® #	A2215091
Price	\$168,600
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	871
Acres	0.11
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1009 Yuill Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0Z1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Shingle
Construction	Vinyl Siding
Foundation	Combination

### **Additional Information**

Date Listed	April 26th, 2025
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Days on Market 1  
Zoning R-LD

Listing Details

Listing Office RIVER STREET REAL ESTATE



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