

\$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 |

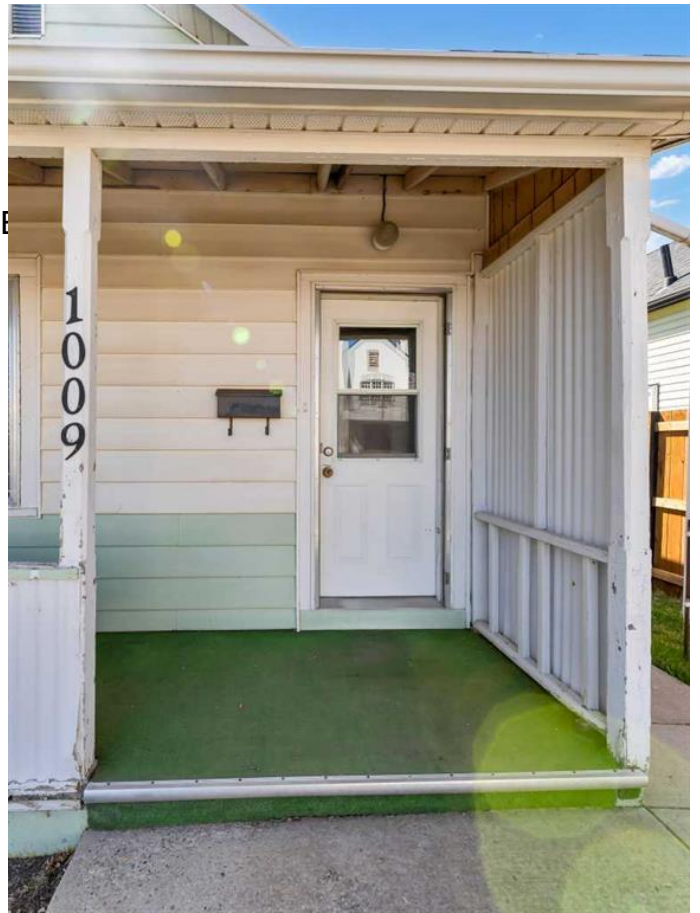
Additional Information

| | |
|-------------|------------------|
| Date Listed | April 26th, 2025 |
|-------------|------------------|

Days on Market 7
Zoning R-LD

Listing Details

Listing Office RIVER STREET REAL ESTATE



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