

\$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

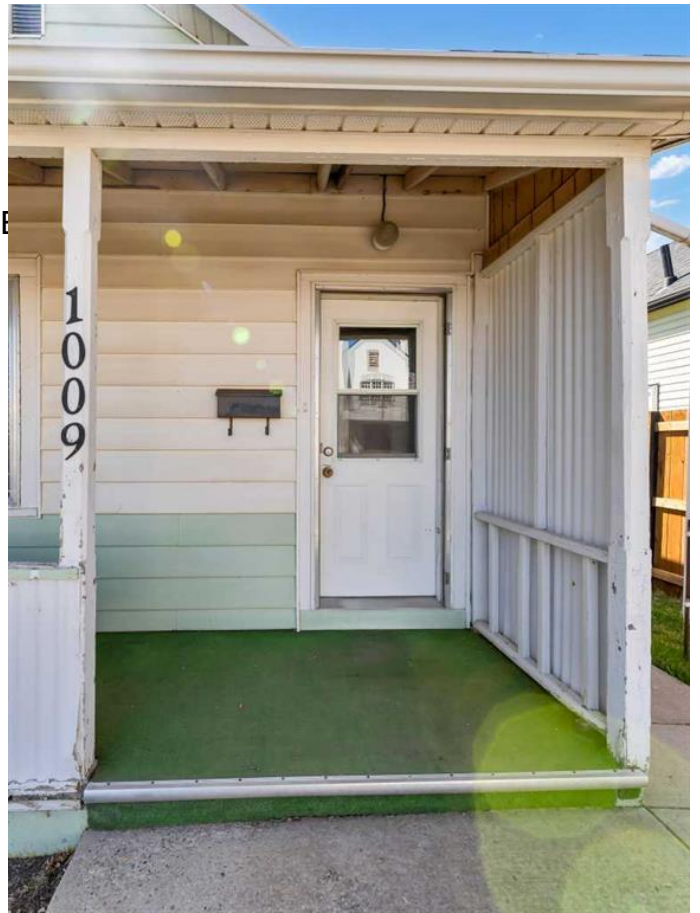
Additional Information

Date Listed	April 26th, 2025
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Days on Market 3
Zoning R-LD

Listing Details

Listing Office RIVER STREET REAL ESTATE



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