

**1001 Yuill Street SE  
Medicine Hat, Alberta**

**MLS # A2234409**



# \$232,000

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	1913 (112 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** All Furnishings, 2 sheds, Fridge, Stove, Portable Dishwasher, Washer, Dryer, All Window Coverings

Welcome to 1001 Yuill Street SE! This enchanting character home blends timeless charm with fresh, modern elegance &mdash; fully renovated from top to bottom, and ready to welcome you with open arms. From the moment you step inside, you’ll feel transported: warm natural light spills through newly installed windows, dancing across beautifully curated furnishings (yes, it comes fully furnished!) and a sparkling new kitchen complete with top-of-the-line appliances. Every detail has been thoughtfully considered &mdash; from the pristine new siding and roof to the crisp, landscaped yard enclosed by a brand-new fence, all resting on a generous 150-foot lot that invites morning coffees, garden dreams, or long summer evenings under the stars. Whether you’re a young couple just beginning your story, or a savvy investor seeking a turnkey Airbnb with irresistible appeal, this home is ready to delight. With its perfect blend of charm and modern comfort, all that’s missing is your suitcase and a sense of adventure. A true gem waiting to be discovered.