

# \$209,900 - 1054 Yuill Street Se, Medicine Hat

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MLS® #A2243552

**\$209,900**

2 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 0.17 Acres

River Flats, Medicine Hat, Alberta

Step back in time and discover the unique charm of this character-filled home, full of history and opportunity. This property is ready for a creative eye and a visionary heart! The main floor, featuring hardwood floors and 10 foot ceilings, hosts 1 bedroom with ensuite bath, an office, spacious living and dining room and a bright, vintage kitchen. On the upper level you'll find a second bedroom and bathroom. The basement offers a 2 piece bath, laundry, ample storage space and a work bench for all your projects. This home is a gem waiting to be polished! Yes, it needs love, but the potential is shining through. Nestled on a large 50x150 foot private lot just minutes from Strathcona Park and pool, schools and walking paths along the river, with a yard filled with greenery and a large double detached garage. Whether you're a seasoned renovator or an old-home enthusiast, this property is waiting to be brought back to life! Book your private showing today!



Built in 1906

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243552  |
| Price          | \$209,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,349     |

|            |             |
|------------|-------------|
| Acres      | 0.17        |
| Year Built | 1906        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1054 Yuill Street Se |
| Subdivision | River Flats          |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1A 0Z2              |

### **Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 2                                              |
| Parking        | Double Garage Detached, Single Garage Detached |
| # of Garages   | 2                                              |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Electric Stove          |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Living Room, None       |
| Has Basement      | Yes                     |
| Basement          | Full, Unfinished        |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Combination     |

### **Additional Information**

Date Listed July 28th, 2025

Days on Market 5

Zoning R-LD

## **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY



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