

# \$69,000 - 20 Railway Avenue, Mervin

MLS® #A2248271

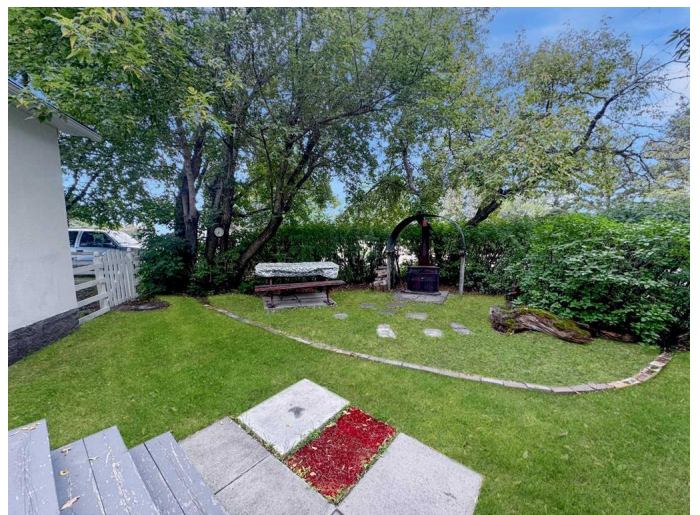
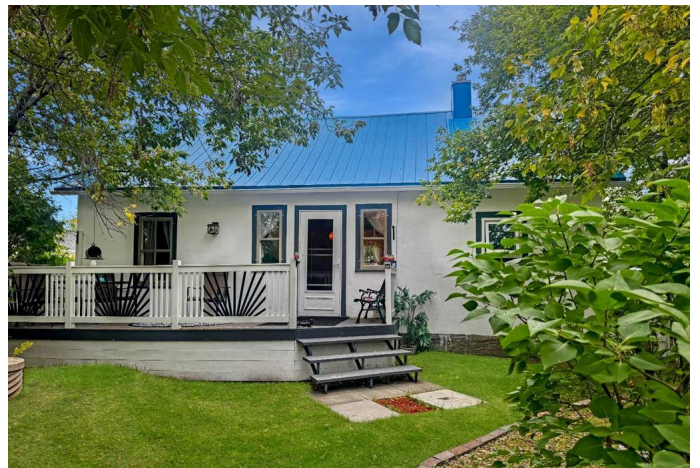
**\$69,000**

1 Bedroom, 1.00 Bathroom, 687 sqft

Residential on 0.14 Acres

NONE, Mervin, Saskatchewan

Step into history with this charming 1-bedroom, 1-bathroom home in the welcoming village of Mervin. Built in 1906, this well-kept character home offers a quaint kitchen, dining room, and living room—all on one convenient level, including the laundry area. The home is built on a solid concrete foundation, with a cellar providing easy access to plumbing, heating, and the hot water tank—making maintenance straightforward. Outside, the yard is a private retreat with mature trees, a cozy fire pit area, and a lovely front deck. You'll find plenty of off-street parking plus a 14' x 22' garage—currently used for storage but easily converted to fit a vehicle. The property also boasts a sand point well with delicious drinking water, connection to the village sewer system for grey water, and its own septic tank (pumped approximately every two years). Located just 9 km south of Turtleford, Mervin offers a peaceful small-town lifestyle with big conveniences: grocery store, café, post office, bowling alley, and regular community events. Nearby Turtle Lake, Brightsand Lake, and the local 9-hole golf course offer year-round recreation. Mervin also has a bowling alley and is host to many community events. Perfect for first-time buyers, downsizers, or anyone seeking a tranquil escape with community charm, this affordable home is ready for its next chapter. Book your showing today!



Built in 1906

### Essential Information

MLS® #	A2248271
Price	\$69,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	687
Acres	0.14
Year Built	1906
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	20 Railway Avenue
Subdivision	NONE
City	Mervin
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1Y0

### Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, See Remarks
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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