

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

MLS® #A2248271

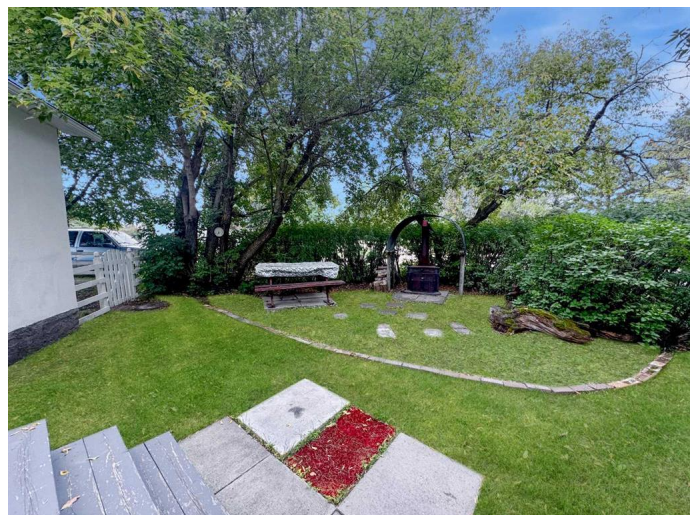
**\$69,000**

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. This home was originally a two bedroom home and could easily be converted back to having another bedroom. 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 | 19                |
| Zoning         | R1                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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