

\$69,000 - 20 Railway Avenue, Mervin

MLS® #A2248271

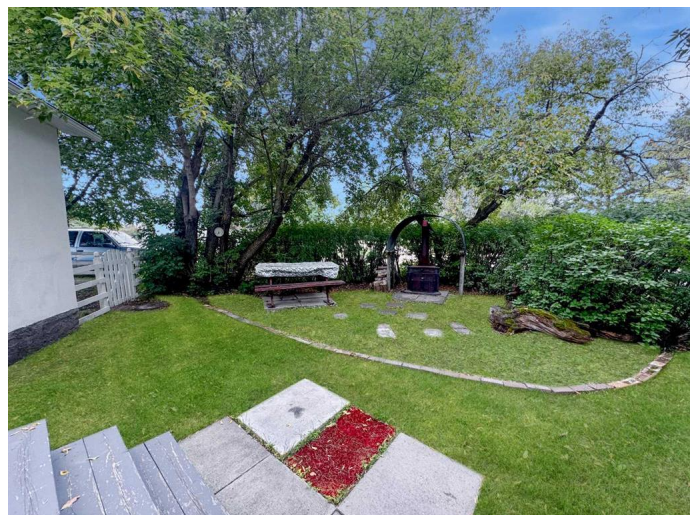
\$69,000

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	27
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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