



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



Main Photo

### Property Description

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!

## REALTOR Referral

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