

# \$384,900 - Nw-36-52- 21-w3, Rural

MLS® #A2214326

**\$384,900**

1 Bedroom, 1.00 Bathroom, 954 sqft

Residential on 14.00 Acres

NONE, Rural, Saskatchewan

Looking for the perfect blend of old-school character and modern flexibility?  
This incredible acreage in the RM of Mervin brings it all together – and then some!

The main home is a beautifully renovated character house, featuring a cozy bedroom, an updated bathroom, and all the vintage touches you™ll fall in love with. There™s room for creativity too – with various outbuildings like a classic red barn, a garden shed, a workshop, and even a chicken coop ready for you to put to good use! ?????

Need more space or looking for an income opportunity?

The property also includes a 2014 mobile home that™s all about comfort – a spacious living room, an open kitchen perfect for gatherings, and a luxurious 5-piece ensuite to unwind in.

Situated just a short drive from the lakes, you can enjoy weekends by the water, or even set up a short-term rental to help offset your expenses.

Whether you™re dreaming of a full-time country lifestyle, a weekend getaway, or a smart investment – this move-in ready acreage has you covered!

Built in 1922



## Essential Information

MLS® #	A2214326
Price	\$384,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	954
Acres	14.00
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

## Community Information

Address	Nw-36-52- 21-w3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M2W0

## Amenities

Parking	Parking Pad
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## Interior

Interior Features	Ceiling Fan(s)
Appliances	Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Fire Pit
Lot Description	Garden

Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	10
Zoning	Acreage

### **Listing Details**

Listing Office	LPT Realty
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