

# \$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™ 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          | 1 and Half Storey, Acreage with Residence |
| 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 |
|---------|-------------|

## 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 | 58               |
| Zoning         | Acreage          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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