

# \$360,000 - 200 Main Street, Rosebud

MLS® #A2192213

**\$360,000**

1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.09 Acres

NONE, Rosebud, Alberta

## HISTORIC CHARM MEETS MODERN LUXURY IN ROSEBUD'S ICONIC FORMER FIRE HALL

Please note weekends & holidays are booked up with guests, viewing days will need to be flexible around Airbnb bookings. Viewing times will be 11-3 between guest booked days.

Discover a rare opportunity to own a piece of Rosebud's rich history, reimagined for modern living and/or entrepreneurship. This stunning converted fire hall, prominently positioned at Rosebud's main intersection, seamlessly blends historic architecture with contemporary comfort and commercial potential.

The thoughtfully renovated residential space is a masterpiece of efficient design, featuring luxurious in-floor heating and a state-of-the-art HRV system. The open-concept living area flows effortlessly from kitchen to dining to living room, while a romantic double-sided gas fireplace connects the living space to a cozy bedroom. A charming library ladder leads to a unique sleeping loft, perfect for guests or a peaceful retreat.

Step through to your private outdoor oasis â€” an enclosed patio complete with gas BBQ and a covered sitting area warmed by a rustic woodstove. Perfect for year-round entertaining!



The property's garage has been used as commercial space & is currently a beloved gift shop frequented by Rosebud Theatre patrons. Zoned for direct control, this versatile space offers endless possibilities for your vision: imagine a charming café, an intimate pub, a second residence, a creative studio. An insulated overhead door opens to a welcoming front deck, creating seamless indoor-outdoor flow.

With a few alterations it can easily be converted back to an attached garage, a place for you to tinker with your toys!

Adding to this property's unique character is a century-old water tower, thoughtfully preserved on a concrete pad. Marvel at the ingenious repurposing of the original wood cistern lumber into distinctive garage doors – a testament to the property's commitment to preserving history. An enclosed carport with concrete pad provides additional secure parking or storage space.

Don't miss this once-in-a-lifetime opportunity to own a piece of Rosebud history while writing your own chapter in this remarkable building's story. This truly unique property offers the perfect blend of residential comfort and commercial potential in one of Alberta's most charming artistic community. Please note weekends & holidays are very often booked up with guests, viewing Times will need to be flexible around Airbnb bookings.

Built in 1998

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2192213  |
| Price     | \$360,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 600               |
| Acres          | 0.09              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 200 Main Street  |
| Subdivision | NONE             |
| City        | Rosebud          |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T0J 2T0          |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Single Garage Detached |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Wood Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Refrigerator, Built-In Gas Range  |
| Heating           | Boiler  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Basement          | None  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Covered Courtyard, BBQ gas line                                       |
| Lot Description   | Corner Lot, Back Lane, Low Maintenance Landscape, Standard Shaped Lot |
| Roof              | Metal   |
| Construction      | Aluminum Siding, Wood Siding  |

Foundation                      Slab

### **Additional Information**

Date Listed                      February 7th, 2025

Days on Market                170

Zoning                            DC-6 direct control

### **Listing Details**

Listing Office                   Century 21 Masters

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