

# \$350,000 - 200 Main Street, Rosebud

MLS® #A2268484

**\$350,000**

1 Bedroom, 1.00 Bathroom, 583 sqft

Residential on 0.09 Acres

NONE, Rosebud, Alberta

Discover an extraordinary opportunity in the charming Hamlet of Rosebud - where art, history, and entrepreneurship meet.

This iconic historic fire hall has been lovingly reimaged into a dual-purpose gem, blending a thriving residential Airbnb with a flexible commercial space - a true masterpiece for the imaginative investor or creative soul.

Set within Wheatland County's Direct Control District (DC-6) zoning, this property opens the door to endless possibilities. The DC-6 designation supports a wide array of permitted and discretionary uses - retail, restaurant, studio, gallery, bed & breakfast, office, or boutique business - giving you the freedom to bring your vision to life in one of Alberta's most inspiring small-town settings (please reach out for more details). Inside, the residential Airbnb delivers consistent income and modern comfort, featuring in-floor heating, a state-of-the-art HRV system, and a romantic double-sided gas fireplace anchoring the open-concept design. A cozy sleeping loft, reached by a charming library ladder, adds to the property's character and guest appeal. Step out the back to your private enclosed patio, complete with a gas BBQ, covered sitting area, and rustic woodstove - a perfect space to unwind, entertain, or simply take in the calm rhythm of Rosebud life.

Attached is an approximately 780 sq. ft. commercial space - formerly a beloved gift



shop serving Rosebud Theatre patrons -Â ready for its next inspired chapter. Two rearÂ carportsÂ provide private parking or storage options, enhancing both function and value.

Beyond the property lines, youâ€™ll find yourself immersed inÂ Rosebudâ€™s artistic heartbeat - a community woven together by creativity, performance, and connection. Home to the acclaimedÂ Rosebud Theatre & School of the Arts, this is a town where stories come alive, neighbours feel like family, and visitors return year after year for the magic only Rosebud can offer.

Whether you dream of running a boutique cafÃ©, opening a studio, curating a gallery, or continuing the successful short-term rental operation, this property stands ready to support your next adventure. With zoning flexibility, proven income potential, campground nearby and an authentic small-town charm - this is your chance toÂ own a piece of Rosebudâ€™s history and help shape its vibrant future.

Built in 1950

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2268484          |
| Price          | \$350,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 583               |
| Acres          | 0.09              |
| Year Built     | 1950              |
| 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

|                |                                             |
|----------------|---------------------------------------------|
| Utilities      | Satellite Internet Available                |
| Parking Spaces | 2                                           |
| Parking        | Off Street, Carport, Single Garage Detached |
| # of Garages   | 1                                           |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Wood Counters |
| Appliances        | Dryer, Gas Stove, Range Hood, Refrigerator, Washer                               |
| Heating           | Boiler                                                                           |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas, Living Room                                                                 |
| Basement          | None                                                                             |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage, Barbecue |
| Lot Description   | Back Lane, Corner Lot, Front Yard, Rectangular Lot          |
| Roof              | Metal                                                       |
| Construction      | Wood Frame, Wood Siding, Aluminum Siding                    |
| Foundation        | Slab                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | DC-6               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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