

# \$365,000 - 200 Main Street, Rosebud

MLS® #A2192213

**\$365,000**

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

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

Built in 1998

**Essential Information**

MLS® #	A2192213
Price	\$365,000
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, No Animal Home, No Smoking Home, Open Floorplan, Wood Counters  
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            Back Lane, Corner Lot, 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            71  
Zoning                       DC-6 direct control

**Listing Details**

Listing Office

Century 21 Masters

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