

\$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	2
Zoning	DC-6

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.