

**111 Severn Avenue  
Rosebud, Alberta**

**MLS # A2222337**



**\$1,875,000**

|                    |                                                      |
|--------------------|------------------------------------------------------|
| <b>Division:</b>   | NONE                                                 |
| <b>Type:</b>       | Hotel/Motel                                          |
| <b>Bus. Type:</b>  | Bed & Breakfast,Hospitality,Hotel/Motel ,Residential |
| <b>Sale/Lease:</b> | For Sale                                             |
| <b>Bldg. Name:</b> | Rosebud Country Inn                                  |
| <b>Bus. Name:</b>  | Rosebud Country Inn                                  |
| <b>Size:</b>       | 4,821 sq.ft.                                         |
| <b>Zoning:</b>     | Hamlet Commercial                                    |

|                    |                                           |                       |                                                       |
|--------------------|-------------------------------------------|-----------------------|-------------------------------------------------------|
| <b>Heating:</b>    | Boiler, In Floor, Forced Air, Natural Gas | <b>Addl. Cost:</b>    | -                                                     |
| <b>Floors:</b>     | Carpet, Tile                              | <b>Based on Year:</b> | -                                                     |
| <b>Roof:</b>       | Metal                                     | <b>Utilities:</b>     | -                                                     |
| <b>Exterior:</b>   | Cedar, Wood Frame                         | <b>Parking:</b>       | -                                                     |
| <b>Water:</b>      | Public                                    | <b>Lot Size:</b>      | 0.57 Acre                                             |
| <b>Sewer:</b>      | Septic Tank                               | <b>Lot Feat:</b>      | Backs on to Park/Green Space, Corner Lot, Landscaped, |
| <b>Inclusions:</b> | none                                      |                       |                                                       |

An Unparalleled Opportunity: Own a Successful Bed & Breakfast in Rosebud, Alberta Seize a remarkable business opportunity with this well-established and profitable Bed & Breakfast, ideally situated in the charming town of Rosebud, Alberta. With an unprecedented boom in domestic tourism, this Inn is experiencing record occupancy, making it an exceptionally appealing investment. The current owners are dedicated to ensuring your success and are prepared to offer training to facilitate a seamless transition. This spacious and welcoming lodge, featuring attractive cedar siding and a durable metal roof, offers a truly personal and intimate guest experience, exuding ambience and charm. From the moment guests arrive, they'll be captivated by the stunning location and the generous, expansive land accompanying the property. The grand lobby, with its vaulted ceilings and check-in desk, provides a warm welcome. The Inn comprises 11 individually decorated guest rooms, each designed to offer a unique and comfortable stay. Every guest room includes its own private ensuite bathroom with heated floors, individual heat controls, air conditioning, comfortable bedding, robes, towels, and hairdryers. For added convenience and comfort, the main floor houses six guest rooms, all of which are wheelchair accessible, including an exterior ramp. Four additional rooms are located upstairs, and one on the lower level. Guests can also unwind in the upstairs lounge/library, featuring comfortable seating perfect for relaxation and conversation. A central gathering place for guests is the large dining room, comfortably seating 28, offering bright and sunny views, ideal for enjoying breakfast or other meals. The full, well-equipped kitchen provides ample space for a chef to create diverse culinary delights. Two additional bathrooms are conveniently located by the front lobby,

bringing the total number of bathrooms to 15, ensuring guest comfort. The walk-out lower level features a private and spacious 2-bedroom owner's suite, completely self-contained and separate from the guest areas. This suite includes a living area with a cozy gas fireplace, a full kitchen, and a bathroom, both with heated floors. Its separate entrance allows for complete privacy. Large windows and patio doors in the basement lead to a tranquil patio and outdoor seating area, offering terrific views and a peaceful atmosphere. Also on the lower level are the laundry room, mechanical room, and ample storage space. Outside, the property boasts a triple garage and a shed, along with abundant extra parking equipped with plug-ins and an electric vehicle charger. Nestled in a picturesque valley amidst the Alberta prairies, Rosebud is renowned for its vibrant arts scene, rich culture, and serene prairie life. This Bed & Breakfast presents a unique opportunity to offer guests a personalized and memorable experience in a historic and intimate setting, all while enjoying the quiet warmth of small-town living.