



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**111 Severn Avenue
Rosebud, Alberta**

MLS # A2117501



\$1,999,900

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

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	Carpet, Tile	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Cedar, Wood Frame	Parking:	-
Water:	Public	Lot Size:	0.57 Acre
Sewer:	Septic Tank	Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped,
Inclusions:	2 washers, 3 dryers, all furniture and accessories in top two floors, appliances in owners suite		

Looking for a new business opportunity? This successful Bed and Breakfast in Rosebud, Alberta could be yours. The Inn has never been busier as vacationers look to travel within Canada. The current owners are willing to spend some time training the new owners if required. This spacious Inn, with cedar siding and a metal roof, contains 11 guest rooms and a self contained, 2-bedroom owners suite. It is a charming and cozy lodge, ideal for those looking for a more personal and intimate experience, full of ambience and charm. The first thing you will notice is the beautiful location and the expansive land the property comes with. You are welcomed into the lobby with a check-in desk and vaulted ceilings. Step into the large dining room, which will be a central gathering place for guests, offering a communal space for enjoying breakfast or other meals. Features several tables, enough to seat 28, with stunning, bright and sunny views. A full kitchen allows for the chef to be creative with any meal ideas they wish to serve the guests. With 2 extra bathrooms by the front lobby, (15 bathrooms total), guests can expect convenience and comfort during their stay. The main floor contains 6 guest rooms (all wheelchair accessible, including a ramp outside), 4 upstairs and one on the lower level. Each of the 11 rooms is individually decorated and furnished, offering guests a unique and comfortable stay. The guest rooms include amenities such as private ensuite bathrooms, with heated floors, individual heat controls and air conditioning, and comfortable bedding, robes, towels and hairdryers. Upstairs is a guest lounge/library, with comfortable chairs and couches, where guests can relax and converse. The lower-level walks out and includes the owner's suite. It provides the owners with a private living space separate from the guest rooms. The owner's suite includes 2 bedrooms, a spacious living

area with a gas fireplace, kitchen, and full bathroom. The kitchen and bathroom have heated floors. It has its own separate entrance, allowing the owners to come and go without disturbing the guests. The basement features large windows and patio doors leading to a patio and outdoor seating area, providing a peaceful and relaxing atmosphere, as well as a terrific view. Also, on the lower level is the laundry room, mechanical room and plenty of storage. Outside you will find a triple garage and shed, plus plenty of extra parking with plug ins. There is also an electric vehicle charger. This Bed and Breakfast offers guests a unique and personalized experience in a historic and intimate setting. Nestled in a valley amongst the Alberta prairies, Rosebud is a charming town full of arts, culture and prairie life. Join us for a well-deserved escape and experience the quiet warmth of small-town living.