



GRASSROOTS
REALTY GROUP

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111 Severn Avenue
Rosebud, Alberta

MLS # A2305841



\$1,745,000

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:	4,822 sq.ft.
Zoning:	H - C

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:	All assets of 787146 Ab Inc. including 111 Severn Ave Rosebud AB TOJ 2T0		

An exceptional opportunity to own a profitable, well-established Bed & Breakfast in Rosebud, one of the province's most sought-after cultural tourism destinations. The Rosebud Inn is experiencing record occupancy and peak 2025 revenues, driven by a surge in both domestic and international travel to Canada, making this a compelling investment with strong forward momentum. This purpose-built lodge combines warm hospitality, operational efficiency, and guest-focused design, creating a highly rated and repeat-visitor destination. The current owners are committed to a smooth transition and will provide training, offering a true turnkey business opportunity. Set in a scenic valley, the property features attractive cedar siding, a durable metal roof, and expansive land that enhances the guest experience. A welcoming vaulted lobby and reception area create a memorable first impression, while the layout supports both comfort and accessibility. The Inn offers 11 guest rooms, each with a private ensuite bathroom, heated floors, individual climate controls, and air conditioning. Six main-floor rooms are wheelchair accessible with exterior ramp access, while additional rooms are located on the upper and lower levels to provide flexible accommodations. Guests can gather in the bright dining room with seating for 28 and enjoy panoramic views, while the fully equipped kitchen supports a range of culinary offerings. An inviting upper lounge and library provides a comfortable space for relaxation. In total, the property includes 15 bathrooms, ensuring convenience and comfort for all guests. A standout feature is the private owner's suite on the walk-out lower level, offering two bedrooms, a full kitchen, and a living area with a gas fireplace. Heated floors, a separate entrance, and a private patio create a comfortable and private retreat ideal for

owner-operators or on-site management. Additional features include a triple garage, shed, abundant parking with plug-ins, an electric vehicle charger, as well as laundry, mechanical, and storage spaces. Three single family lots also included. Located in the heart of Rosebud, the Inn benefits from steady tourism driven by its renowned arts community, theatre experiences, and peaceful prairie setting. With limited local accommodation supply, the property is well positioned for continued growth. This is a rare opportunity to acquire a high-performing boutique hospitality property in Alberta, offering immediate cash flow, long-term upside, and an ideal blend of investment return and lifestyle.