



GRASSROOTS
REALTY GROUP

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308 Glyde Street
Rosebud, Alberta

MLS # A2321533



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1950 (76 yrs old)
Beds:	7	Baths:	3
Garage:	Alley Access, Gravel Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, No Smoking Home, Open Floorplan, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the quaint Arts Hamlet of Rosebud, AB. Home of the renowned Rosebud Theatre. Now is the time to expand your investment portfolio. This 7 bedroom home with wrap around veranda is situated on a large, treed and professionally landscaped lot. With over 2200 sq feet of finished living space, this home has updated plumbing, newer roof, most of the windows have been replaced. This home was designed to function as a revenue property for Rosebud Theatre of the Arts Students. With some sweat equity you can make it ready for full occupancy. The main level is an open concept plan with a bright spacious kitchen and living room. Three spacious bedrooms and a full bath complete this level. The lower walk out level contains two separate living spaces. One is a 3 bedroom unit with full kitchen, living room and full bath and the second is a bachelor unit with kitchenette and three piece bath and walk through closet. All three spaces have separate entrances and shared laundry. In this hot rental market, you could live up and rent out the basement or use it as a multi-family home with separate space for everyone. Perfect for a revenue property, where demand is very high for accommodation, especially during the 10 month theatre/event season and for the many people who work within the community looking for accommodation. Only 20 minutes to Drumheller, 30 min to Strathmore and 40 minutes to Calgary. This charming home with all its possibilities is nestled in the Arts Hamlet of Rosebud which sees annual traffic to its dinner theatre, music festivals, visual arts events and shops of 35 000 - 40 000 people per year. It is modern, rural living in a wonderful community of artists, farmers and business people. This home is being sold "as is where is" as the seller has never lived in the home. Don't wait book a showing today !!

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