

\$424,900 - 308 Glyde Street, Rosebud

MLS® #A2108243

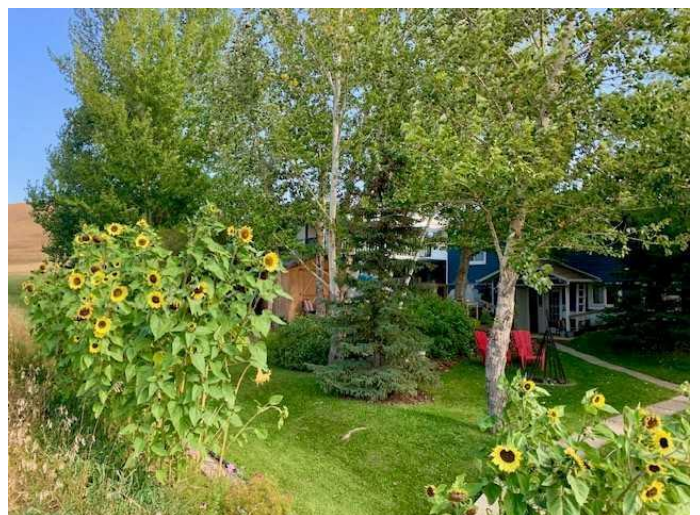
\$424,900

7 Bedroom, 3.00 Bathroom, 1,123 sqft

Residential on 0.14 Acres

NONE, Rosebud, Alberta

Welcome to the quaint Arts Village of Rosebud AB. This beautifully renovated 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 replaced, fresh paint and warm and cozy decorating. You can just move in and enjoy!! 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. All three spaces have separate entrances and shared laundry. In this hot rental market, you could live up and rent out two other units 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 25 minutes to Drumheller, 35 min to Strathmore and 1.15 hours to Calgary. This beautiful home with all its possibilities is nestled in the Arts Village of Rosebud which sees annual traffic to its dinner theatre, music festivals, visual arts events and shops of 35 000 - 40 000 people. It is akin to a smaller version of Calgary's famous Heritage Park open air history museum while



still being the best of modern, rural living in a wonderful community of artists, farmers and business people. **Furnishings, additional appliances, kitchenware, bedding etc. available for sale separately to operate turn key furnished rental.**

Built in 1950

Essential Information

MLS® #	A2108243
Price	\$424,900
Sold Price	\$450,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,123
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	308 Glyde Street
Subdivision	NONE
City	Rosebud
County	Wheatland County
Province	Alberta
Postal Code	T0J2T0

Amenities

Parking Spaces	5
Parking	Stall

Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator,

	Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	May 29th, 2024
Days on Market	102
Zoning	110
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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