

\$149,987 - 524 Centre Street, Rosemary

MLS® #A2233977

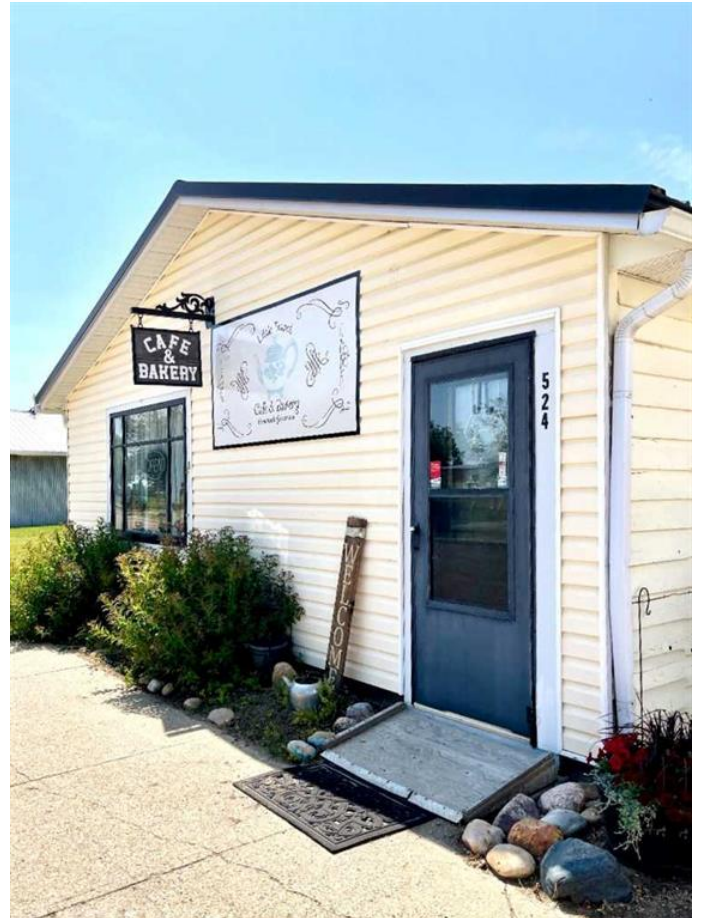
\$149,987

0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

NONE, Rosemary, Alberta

Discover a unique and charming opportunity for safe, rejuvenating village living in Rosemary, Alberta. This turn-key property combines both residential comfort and business potential, featuring The Little Teapot Caf   & Bakery - your own cozy coffee, tea, and diner destination. Attached is a two-bedroom, one-bath living space with approximately 900 sq. ft. of bright, inviting quarters, including large windows, two private entrances, and a secluded backyard - ideal for personal use or a bed and breakfast for added income. Located across from a high school and recreation center, the well-established caf   offers seating for over 22 guests and a spacious commercial kitchen equipped for both full service and wholesale operations. Significant improvements since 2018 include a new metal roof, updated windows, complete electrical upgrades, new drywall, vinyl flooring, refreshed paint, and fully modernized bathrooms in both the caf   and living quarters. Everything you need is included - inventory, equipment, land, building, pots, and pans - so you can move in and start your next chapter immediately. Utilities cost are \$400 per month in full operations ,garbage is \$75 per month for expenses. Whether you  re relocating from another part of North America or immigrating to Canada, you  ll fall in love with the charm and potential of 524 Centre Street, Rosemary, AB.

Built in 1950



Essential Information

MLS® #	A2233977
Price	\$149,987
Sold Price	\$126,956
Bathrooms	0.00
Acres	0.07
Year Built	1950
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	524 Centre Street
Subdivision	NONE
City	Rosemary
County	Newell, County of
Province	Alberta
Postal Code	T0J 2W0

Amenities

Parking Spaces	2
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Interior

Interior Features	Open Floorplan, Separate Suspended Ceiling
Heating	Forced Air, Natural Gas
Cooling	Other

Exterior

Exterior Features	Courtyard, Lighting, Playground, Private Yard, Storage
Lot Description	Interior Lot, Landscaped, Level, Low Maintenance Landscape, Paved, Private, See Remarks, Street Lighting, Treed
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	June 19th, 2025
Date Sold	June 26th, 2025
Days on Market	7



Zoning	None
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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