

**INVESTMENT OPPORTUNITY  
ESTABLISHED 11 ROOM BED & BREAKFAST**



**111 SEVERN AVENUE  
ROSEBUD, AB**

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Independently Owned & Operated

**FOR SALE**

# \$1,745,000.00

## Property Features

- An exceptional opportunity to own a profitable, well-established 11 Room Bed & Breakfast in Rosebud. One of the provinces 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 a strong forward momentum.
- This purpose-built, lodge combines warm hospitality operational efficiency, and guest, focussed design, creating a highly rated and repeat visitor destination. Three single family lots also included.
- 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 current owners are committed to a smooth transition and will provide training, offering a true turnkey business opportunity.
- 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.



PROPERTY OVERVIEW

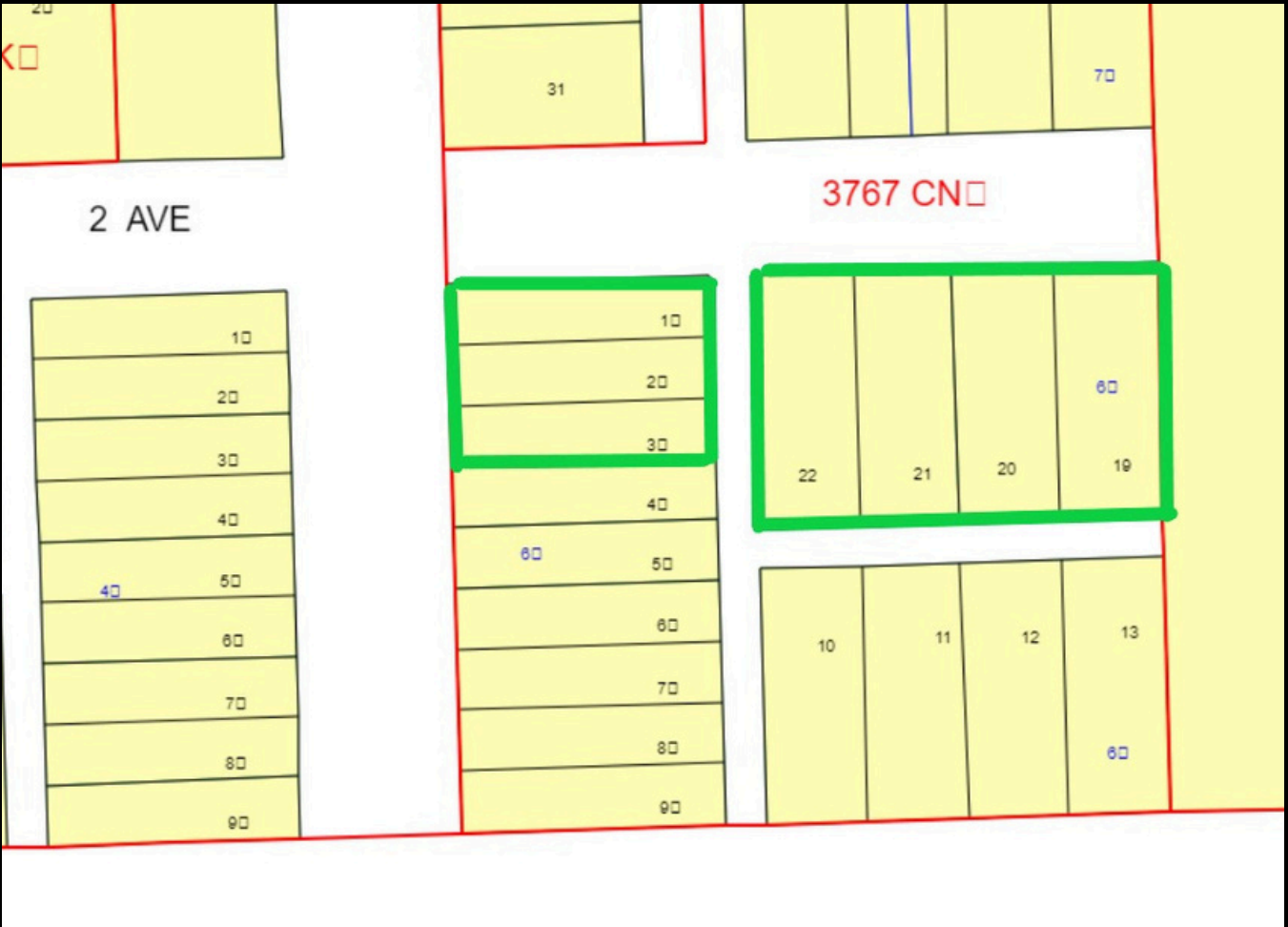
- Guests can gather in the bright dining room with seating for 28 and enjoy panoramic views, while the fully equipped kitchen supports a range of culinary offerings. An inviting upper lounge and library provides a comfortable space for relaxation. In total, the property includes 15 bathrooms, ensuring 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. This allows 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.
- 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.



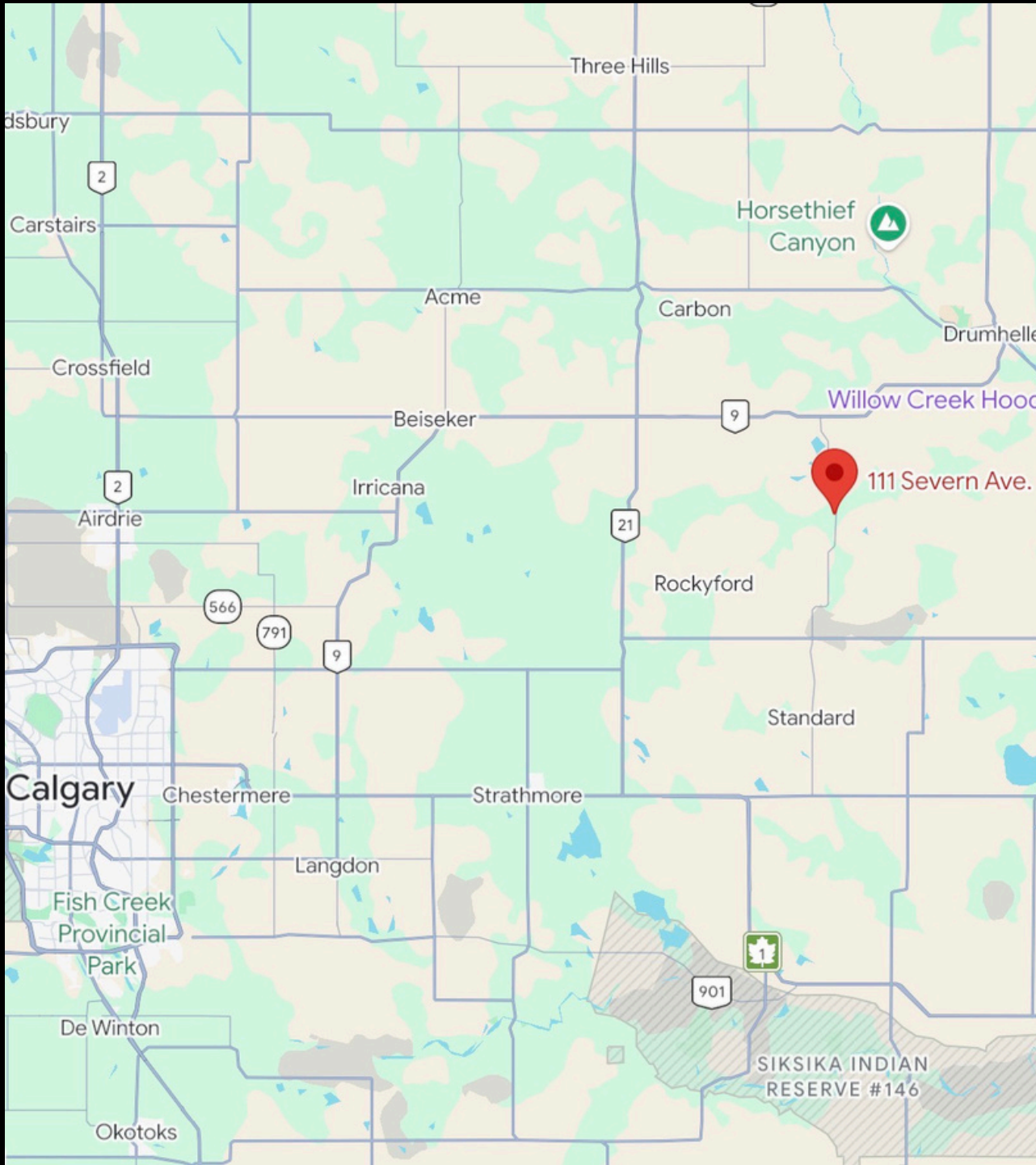
PROPERTY PHOTOS



# LAND SUMMARY



# LOCATION MAP



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