

\$149,987 - 524 Centre Street, Rosemary

MLS® #A2232220

\$149,987

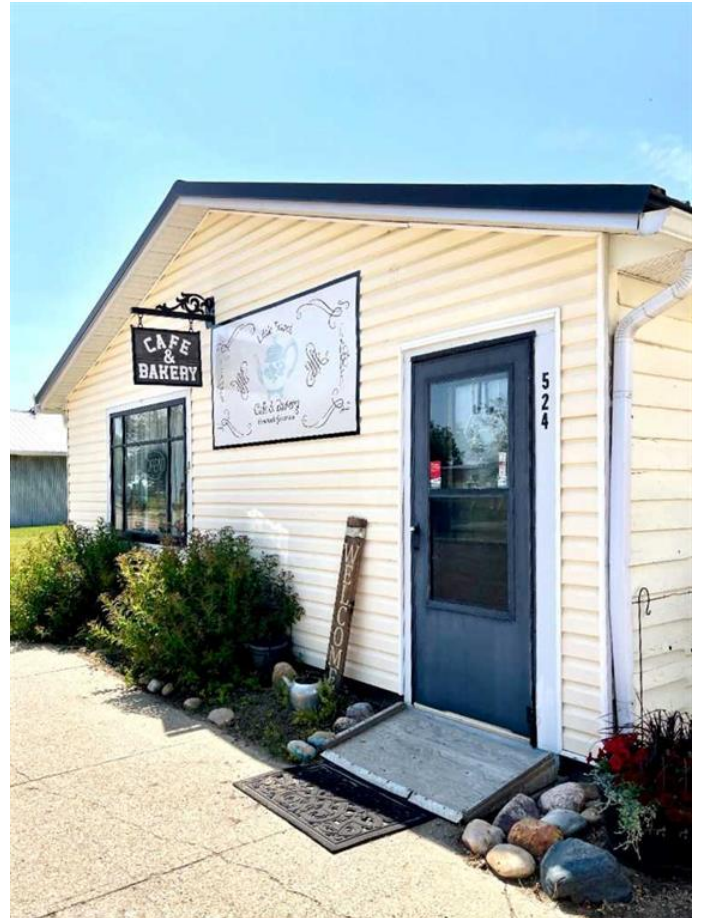
2 Bedroom, 3.00 Bathroom, 2,921 sqft

Residential 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® #	A2232220
Price	\$149,987
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	2,921
Acres	0.07
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

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

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Laminate Countertops, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Natural Woodwork, Suspended Ceiling
Appliances	Bar Fridge, Dryer, Electric Cooktop, Electric Oven, Electric Stove, Freezer, See Remarks, Washer, Window Coverings, Other
Heating	Forced Air, Natural Gas, Electric
Cooling	Wall/Window Unit(s)
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Private Yard, Storage, Playground
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Lot Description	Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting, Treed, Square Shaped Lot
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	June 19th, 2025
Days on Market	5
Zoning	N/A

Listing Details

Listing Office	RE/MAX iRealty Innovations
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