

# \$199,000 - 201 Main Street, Rosalind

MLS® #A2246935

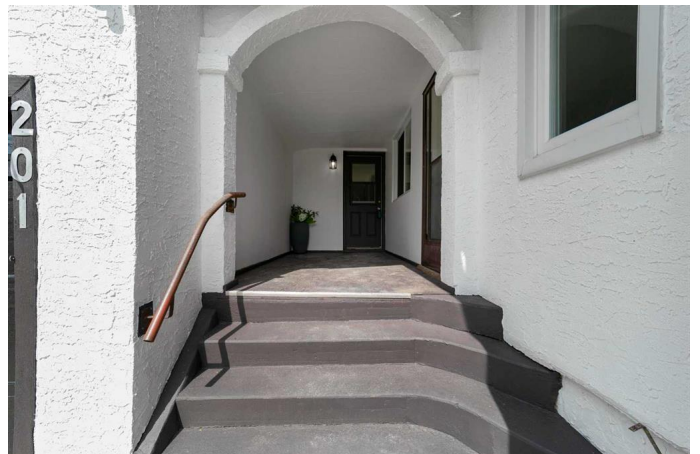
**\$199,000**

3 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.29 Acres

Rosalind, Rosalind, Alberta

This fully renovated 3-bedroom, 2-bathroom bungalow blends classic charm with modern updates, all set on a spacious lot in the peaceful town of Rosalind. Featuring 2 bedrooms upstairs and 1 down, this home is ideal for families, retirees, or anyone seeking a stylish and functional space. From the street, youâ€™ll love the Craftsman-inspired curb appeal, enhanced by freshly painted stucco, window box and brand-new shingles. An attached single-car garage offers everyday convenience and additional storage. Step inside to find a completely refreshed interior with new flooring, paint, windows, and doors throughout. The main living room features a cozy wood-burning fireplace, while the basement with 1 bedroom and a bath adds comfort and warmth with a wood stove, perfect for those Alberta winters. The large lot provides plenty of room to enjoy the outdoors, entertain, or expand â€” with space for gardens, a play area, or a future shop. Move-in ready and packed with character, this is small-town living at its best.



Built in 1963

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2246935  |
| Price     | \$199,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 988         |
| Acres          | 0.29        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 201 Main Street |
| Subdivision | Rosalind        |
| City        | Rosalind        |
| County      | Camrose County  |
| Province    | Alberta         |
| Postal Code | T0B 3Y0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Built-in Features, Vinyl Windows                     |
| Appliances        | Dryer, Electric Stove, Freezer, Refrigerator, Washer |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Wood Burning                                         |
| Has Basement      | Yes                                                  |
| Basement          | Full, Partially Finished                             |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Yard, Landscaped, Many Trees, Private |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 90               |
| Zoning         | R-2              |

**Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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