

# \$385,000 - 255070 Highway 49 Birch Hills County, Eaglesham

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MLS® #A2269416

**\$385,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Eaglesham, Alberta

Check out the COUNTRY CHARM CORNER STORE. A restaurant and convenience store on HWY 49 just south of Eaglesham. Located on 10.87 acres with an owner suite upstairs with 3 bedrooms , a large 4 piece bathroom, and living room. Main floor features a dining area, store (including liquor sales) 2 bathrooms, and a large kitchen with all the appliances to run the restaurant. Located minutes from the Lakeside Golf & Country Club ( Eaglesham AB.) Great opportunity to be your own BOSS. Endless opportunities on this large parcel . Maybe a small campsite rental, greenhouse, or RV storage.

Built in 1958

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2269416   |
| Price      | \$385,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1958       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 255070 Highway 49 Birch Hills County |
| Subdivision | NONE                                 |



|             |                    |
|-------------|--------------------|
| City        | Eaglesham          |
| County      | Birch Hills County |
| Province    | Alberta            |
| Postal Code | T0H 1H0            |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 4th, 2025 |
| Zoning      | Comm               |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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