

\$395,000 - 5204 579 Highway, Rural Mountain View County

MLS® #A2255420

\$395,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.78 Acres

Watervalley, Rural Mountain View County,
Alberta

The Water Valley General Store, established in 1933, is more than just a building—it is a living piece of Alberta's history and a cornerstone of the Water Valley community. For generations, it has provided not only everyday goods and services but also a welcoming place where neighbours meet, friendships grow, and traditions are carried forward.

Purchasing the General Store means stepping into a rare opportunity: the chance to own an iconic property that combines business potential with community impact. Centrally located in the heart of Water Valley, this historic building offers unique possibilities for retail, café, or mixed-use development, all while preserving a landmark that residents deeply value.

For the community, the General Store is more than commerce—it is a connection. For a buyer, it is both an investment in a strong business location and a role in continuing the legacy of a gathering place that has shaped Water Valley for nearly a century.

Features include inspected gas tanks, upgraded new gas pumps, a brand-new air conditioning unit, newer fixtures, and a reverse osmosis water filtration system—to name a



few. This property is fully equipped and ready for turn-key operation.

In addition to a sale, the Seller is also open to leasing options. The Main Building”or the second Main Building, if preferred”can be leased upon request, providing flexibility for those who wish to operate without purchasing immediately.

Built in 1950

Essential Information

MLS® #	A2255420
Price	\$395,000
Bathrooms	0.00
Acres	0.78
Year Built	1950
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	5204 579 Highway
Subdivision	Watervalley
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M2E0

Amenities

Utilities	Cable Available, Electricity Available, Cable Internet Access
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Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt
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Construction	Wood Frame
Foundation	None

Additional Information

Date Listed	September 10th, 2025
Days on Market	33
Zoning	C-LC

Listing Details

Listing Office	Real Broker
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