

## \$329,900 - 304 57323 Rgrd 30, Rural Barrhead County

MLS® #E4446828

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,160 sqft

Rural on 0.44 Acres

Idle Hours Resort, Rural Barrhead County, AB

Discover the perfect blend of privacy, comfort, and modern upgrades in this beautifully renovated 3-bedroom, 2-bath, year-round home nestled in the desirable Idle Hours Resort community. A spacious 26' x 28' double detached garage offers in-floor heating, built-in shelving, a large storage room, and ample space for parking and toys—ideal for lake life! Step onto the impressive 10' x 42' cedar deck, perfect for morning coffee or evening gatherings, and enter a bright, open-concept living space. Inside, you'll find vaulted ceilings, a cozy gas fireplace, and a sleek European-style white kitchen with new patio doors that flood the space with natural light. Designed for year-round enjoyment, this home includes central A/C, a drilled well, an upgraded septic system, and access to the water's edge via nearby reserve land, where you'll find a public dock for boating and recreation. This property is the total package—renovated, well-equipped, and ready to enjoy!

Built in 1989

### Essential Information

MLS® # E4446828

Price \$329,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,160                  |
| Acres          | 0.44                   |
| Year Built     | 1989                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 304 57323 Rgrd 30     |
| Area        | Rural Barrhead County |
| Subdivision | Idle Hours Resort     |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7N 1N4               |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | Air Conditioner, Deck, Fire Pit |
|----------|---------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Modular                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Environmental Reserve, Golf Nearby, Lake Access Property, Lake View, Landscaped |
| Construction      | Modular                                                                                                                       |
| Foundation        | Block                                                                                                                         |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 9th, 2025 |
|-------------|----------------|

Days on Market 25

Zoning Zone 70

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Listing information last updated on August 2nd, 2025 at 9:47pm MDT