

## \$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
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### 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	Piling

### Additional Information

Date Listed	July 9th, 2025
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Days on Market 2

Zoning Zone 70

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