

\$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 50

Zoning Zone 70

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Listing information last updated on August 28th, 2025 at 9:17pm MDT