

\$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 24

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 7:17pm MDT