

# **\$499,900 - 103, 57323 Rng Rd 30, Rural Barrhead County**

MLS® #E4431787

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,552 sqft

Rural on 0.50 Acres

Idle Hours Resort, Rural Barrhead County, AB

Own a little bit of paradise by the lake! Just steps away from the shores of Lac La Nonne, here you will find an amazing property that features a Knotty Pine cottage with a loft, 1 bedroom and a den on the main floor, well appointed kitchen with an island, stainless appliances, pellet stove in living room and large windows with great LAKE VIEWS! Large wrap around deck that features a built in hot tub, and the yard is large and nicely landscaped. Detached garage built in 2020 features a 3 pce bath and a loft that could easily be converted to a second living space, and a covered cement patio facing the lake. Location is excellent with the General Store just up the road and Barrhead, hospital, and an excellent golf course are just 15 mins away. Make this your home or your weekend escape, its ready to enjoy for many years to come!

Built in 2016

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4431787  |
| Price      | \$499,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,552                  |
| Acres          | 0.50                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 103, 57323 Rng Rd 30  |
| Area        | Rural Barrhead County |
| Subdivision | Idle Hours Resort     |
| City        | Rural Barrhead County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 1A0               |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Hot Tub, Hot Water Electric, R.V. Storage, Natural Gas BBQ Hookup |
|----------|---|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                             |
| Heating           | Baseboard, Wood Stove, Electric, See Remarks |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement                            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Beach Access, Boating, Environmental Reserve, Golf Nearby, Lake Access Property, Lake View, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 2                |
| 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 April 19th, 2025 at 7:47pm MDT