



**GRASSROOTS**  
REALTY GROUP

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5024 48 Street  
Rocky Mountain House, Alberta

MLS # A2284876



**\$754,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,132 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	High Efficiency, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Security Cameras

Welcome to Edgerton Place, where modern luxury meets effortless convenience in the heart of Rocky Mountain House. Nestled in the stunning foothills of the Rocky Mountains, this residence offers a premier low-maintenance lifestyle just steps from brand-new pickleball courts and within easy walking distance to local shops, restaurants, and everyday amenities. The experience begins in a spacious front foyer bathed in natural light, setting a warm tone that carries throughout the entire home. This entry level is designed for functionality, featuring a single-car garage equipped with heated floors and a 220v plug. You will also find a modern three-piece bathroom and a versatile recreation room that can easily serve as a professional home office, private gym, or high-capacity utility room for all your storage needs. The heart of the home unfolds on the second level, where an open-concept layout creates a seamless flow between the kitchen, dining, and living areas. The kitchen is a design standout, boasting an artisan glossy aqua tile backsplash paired with sleek quartz countertops and elegant white oak hardwood floors. Custom cabinetry, oversized island with seating and premium appliances perfectly tie together practically and luxury. In the spacious living room, a stunning stone fireplace with a custom mantel creates a cozy focal point, while direct access to a private balcony offers the perfect setting for outdoor entertaining. A stylish two-piece powder room on this floor adds further convenience for guests with an oversized pantry flawlessly tucked away. The top floor serves as a serene private retreat, featuring a spacious primary suite complete with a walk-in closet and four-piece ensuite with double vanity and barrier free shower. Day-to-day living is made easy with laundry facilities located on this same level, alongside an additional well-appointed bedroom that

features its own three-piece ensuite and walk-in closet. Thoughtfully designed to combine style and location, Edgerton Place offers unmatched value for those looking to downsize, invest, or simply enjoy the very best of Rocky Mountain House living.