



GRASSROOTS
REALTY GROUP

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5032 48 Street
Rocky Mountain House, Alberta

MLS # A2311350



\$754,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,132 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	In Garage Electric Vehicle Charging Station(s), Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating: High Efficiency, Natural Gas

Floors: Carpet, Hardwood, Slate

Roof: Asphalt Shingle

Basement: None

Exterior: See Remarks

Foundation: Slab

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Welcome to Edgerton Place, where comfort meets convenience in the heart of Rocky Mountain House. While this executive new build townhome is available for purchase, there are also flexible leasing options available, and the property can be provided fully furnished. Nestled in the stunning foothills of the Rocky Mountains, this residence offers a modern, low-maintenance lifestyle in a prime central location—just steps from brand-new pickleball courts and within easy walking distance to local shops, restaurants, and everyday amenities. The main floor welcomes you with a spacious front foyer featuring elegant slate tile and abundant natural light. This level is designed for high-function living, offering a single-car garage with in-floor heat and pre-wiring for an EV charger, a modern three-piece guest bathroom, and a versatile recreation room perfect for a home office, gym, or guest quarters. A dedicated utility room provides additional storage solutions to keep the home organized and clutter-free. The second floor serves as the heart of the home, boasting a bright, open-concept layout that seamlessly connects the kitchen, dining, and living areas. The kitchen is a standout with premium quartz countertops, oversized island with seating, custom wood-stained cabinetry and premium appliances, while the living area is anchored by a cozy gas fireplace. From here, you can step out onto a beautiful deck, finished with contemporary touches and ideally suited for entertaining. A stylish two-piece powder room on this level adds an extra layer of convenience for guests near an oversized pantry with ample storage. The third floor is dedicated to privacy and rest, featuring a primary suite with a walk-in closet and a private four-piece ensuite complete with a double vanity and a modern barrier free shower. A spacious second bedroom also enjoys its own three-piece

ensuite and a walk-in closet, ensuring comfort for family or visitors. For maximum efficiency, the laundry area is conveniently located between both bedrooms. With enhanced soundproofing throughout, the home provides a peaceful and quiet environment.