



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5030 48 Street
Rocky Mountain House, Alberta

MLS # A2318350



\$789,500

Division:	NONE		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,343 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	High Efficiency, Fireplace(s)
Floors:	Carpet, Hardwood, Slate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	See Remarks
Foundation:	Slab
Features:	Elevator, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Security Cameras

Welcome to Edgerton Place, where comfort meets convenience in the heart of Rocky Mountain House. 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 walking distance to local shops, restaurants, and everyday amenities. The experience begins in a welcoming foyer adorned with almond slate tile, setting a refined tone for the finishes found throughout. This entry level features a spacious recreation room, ideal for a home office, fitness studio, or lounge. The attached garage is designed for year-round comfort with heated floors and 220V electrical, while a stylish two-piece bath completes this flexible lower space. The heart of the home unfolds on the second level, where rich walnut hardwood floors flow through a bright and airy open-concept kitchen, dining, and living area. The living room is anchored by a gas fireplace framed in floor-to-ceiling tumbled stone and accented by a dark wood mantel, creating a stunning focal point. To the left, the chef-inspired kitchen boasts a generous quartz island with creative storage, premium modern appliances, and a bold blue artisan tile backsplash. A spacious pantry and a convenient two-piece guest bath are tucked away nearby, while direct access to the private balcony provides the perfect setting for outdoor dining and relaxing evenings. The upper level serves as a private retreat with two luxurious bedroom suites. The primary suite features a walk-in closet and an elegant, accessible four-piece ensuite with a barrier free shower, combining sophisticated style with thoughtful design. A well-placed laundry area leads to the second bedroom, which also includes its own three-piece ensuite and walk-in closet—ideal for family or guests. With a sleek modern elevator system serving all

three levels, this home offers unparalleled convenience and accessibility. Whether you are downsizing or investing, Edgerton Place provides a masterclass in style and functionality in an unbeatable location.