



**GRASSROOTS**  
REALTY GROUP

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1, 5032 48 Street  
Rocky Mountain House, Alberta

MLS # A2245302



**\$905,000**

Division:	NONE		
Type:	Multi-Family/Row/Townhouse		
Style:	3 (or more) Storey		
Size:	2,138 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

• 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 executive new build townhome 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 main floor features a spacious front foyer with slate tile floor and welcoming natural light, a convenient single-car garage with in floor heat and EV charger, a 3-piece bathroom for guests, a rec room perfect for a home office, gym, or guest space, and a utility room with additional storage. From there we move to the second floor with a bright and open-concept kitchen with quartz counter tops throughout and custom wood stained cabinets, dining, and living area with gas fire place and access to a beautiful deck ideal for entertaining with contemporary finishes and functional layout and 2-piece powder room for added convenience. Moving to the third floor we have the primary suite with private 3-piece ensuite featuring an accessible shower and walk in closet. A spacious second bedroom with its own 4-piece ensuite and walk in closet. The laundry area is conveniently located between both bedrooms. This thoughtfully designed townhome combines style, functionality, and location—offering the best of Rocky Mountain House living. Whether you're downsizing or investing, Edgerton Place offers unmatched value and convenience.