

\$905,000 - 5032 48 Street, Rocky Mountain House

MLS® #A2246044

\$905,000

2 Bedroom, 4.00 Bathroom, 2,138 sqft

Residential on 0.09 Acres

NONE, Rocky Mountain House, Alberta

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 within floor heat and wiring in place for an 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 fireplace 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. Enhanced soundproofing provides a peaceful environment, even with the nearby sports facility. This thoughtfully designed townhome combines style, functionality, and



locationâ€”offering the best of Rocky Mountain House living. Whether you're downsizing or investing, Edgerton Place offers unmatched value and convenience.

Built in 2025

Essential Information

MLS® #	A2246044
Price	\$905,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,138
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	5032 48 Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1C1

Amenities

Parking Spaces	1
Parking	Single Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	1

Interior

Interior Features	Open Floorplan
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Built-In Electric Range

Heating	Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Slab

Additional Information

Date Listed	August 1st, 2025
Days on Market	91
Zoning	R2

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.