

# \$905,000 - 1, 5042 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 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. 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.

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     | 1, 5042 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           | High Efficiency, Natural Gas   |
| 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 | 6                |
| Zoning         | R2               |

## Listing Details

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

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