

# \$549,900 - 52 Trinity Street, Lacombe

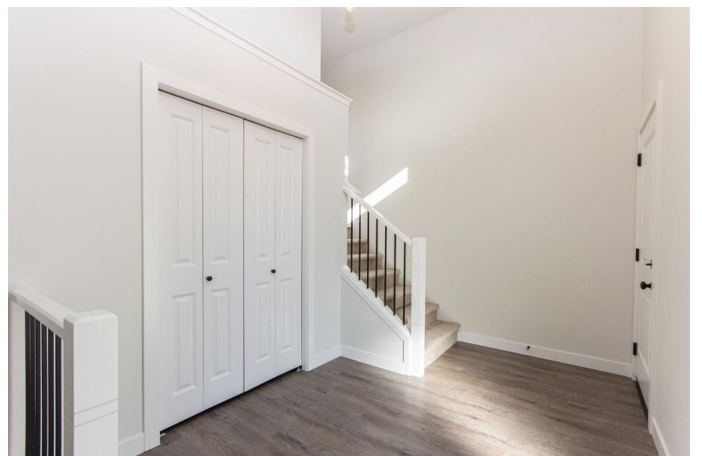
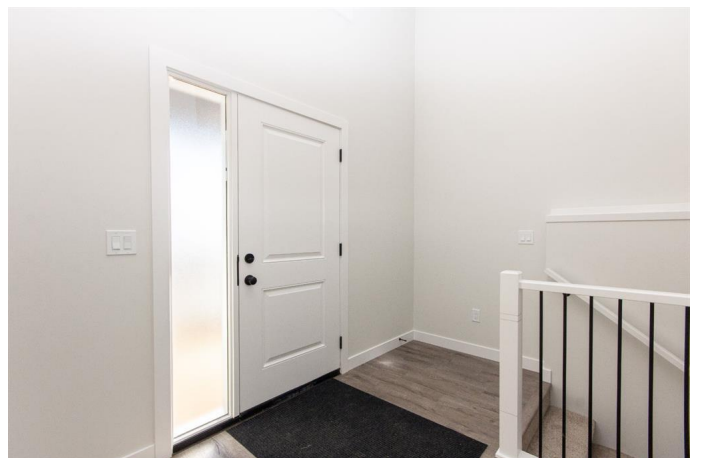
MLS® #A2199674

## \$549,900

4 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.14 Acres

Trinity Crossing, Lacombe, Alberta

Situated just steps from a large green space, parks, playgrounds, Terrace Ridge school, and scenic walking paths, this brand new Laebon built home in the desirable subdivision of Trinity Crossing is ready for its new family! This 1,232 sq ft bi-level offers a large front entry that leads up into a wide open main floor layout. A spacious living and dining room area are open to a modern kitchen with raised cabinetry, quartz counter tops, stainless steel appliances, pantry, and an island with eating bar. The master suite features a private 4 pce ensuite and walk in closet, while a second bedroom and 4 pce bathroom complete the main floor space. The basement is fully finished with a large family room, two additional bedrooms, and a 4 pce bath. The front attached garage is fully insulated, drywalled, and taped, and front sod, rear topsoil to grade, and a poured concrete driveway are included and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. Immediate possession is available!



Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2199674  |
| Price    | \$549,900 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,232       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 52 Trinity Street |
| Subdivision | Trinity Crossing  |
| City        | Lacombe           |
| County      | Lacombe           |
| Province    | Alberta           |
| Postal Code | T4L 0L1           |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot |

|              |   |
|--------------|---|
| Roof         | Asphalt Shingle                           |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 6               |
| Zoning         | R1              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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