



GRASSROOTS
REALTY GROUP

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**52 Trinity Street
Lacombe, Alberta**

MLS # A2230958



\$529,900

Division:	Trinity Crossing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,232 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. Immediate possession is available!