



GRASSROOTS
REALTY GROUP

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**49 Trinity Street
Lacombe, Alberta**

MLS # A2258223



\$629,900

Division:	Trinity Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,135 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Situated in desirable Trinity Crossing, this brand new Laebon 2 storey is just steps from a large green space, scenic walking paths, a school, and a playground for the kids! This best selling floor plan offers 2135 sq ft with 9' ceilings on the main floor, large windows, and a spacious open living space that is perfect for entertaining. Luxury vinyl plank runs throughout the main floor for the best in low maintenance and durability. This spacious kitchen offers raised cabinetry, quartz counter tops, stainless steel appliances, island with eating bar and under mount granite sink, and a walk in pantry, while the adjacent eating area is large enough to accommodate the whole family. The living room and dining space enjoy views over the yard, and a sliding glass patio door provides access to the rear deck. The second floor offers a spacious and bright bonus room, two generously sized kids rooms that share a 4 pce bath, and convenient upper floor laundry. The primary suite is large, and the 5 pc ensuite is a great place to start and end your day with dual sinks, a freestanding soaker tub, shower, water closet, and spacious walk in closet. The attached garage is insulated, drywalled, taped, and also has a floor drain for added convenience. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer. Microwave trim kit will be completed before possession, and front sod and rear topsoil are included in the price 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, and GST is already included in the purchase price.

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