



**GRASSROOTS**  
REALTY GROUP

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**17 Trinity Street  
Lacombe, Alberta**

**MLS # A2277528**



**\$549,900**

<b>Division:</b>	Trinity Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,707 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	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! Offering 1707 square feet, this 2 storey Paxton floorplan offers a wide open main floor layout, an attached double garage, and a large second floor bonus room! The kitchen is well appointed with two toned raised cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a convenient walk in pantry. The living area is spacious and bright, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find the spacious master bedroom suite with a large walk-in closet, and your own private 4 pce ensuite. Two kids rooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the huge bonus room, which makes the perfect space for family movie nights or a relaxing space to wind down. The attached garage is insulated, drywalled, and taped. 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. Poured concrete front driveway, 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 available!