



**12 Trinity Street  
Lacombe, Alberta**

**MLS # A2282020**

**\$579,900**



<b>Division:</b>	Trinity Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,860 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>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, 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! The Harlow is a spacious 1860 sq ft plan offering a wide open living space with vinyl plank flooring, large windows, and modern finishes throughout. A nicely appointed kitchen offers raised two toned cabinetry, stainless steel appliances, quartz countertops, a large island with an eating bar, and a convenient walk in pantry. The living area is bright and spacious, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find a spacious bonus room, two nicely sized kids rooms each with their own walk in closet, a shared 4 pce bathroom, and conveniently located laundry. The large primary suite offers a private 3 pce ensuite with walk in shower and a spacious walk in closet. 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 window coverings as well as a washer and dryer to make this a completely move in ready package. 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!