



**56 Trinity Street
Lacombe, Alberta**

MLS # A2304077



\$624,900

Division:	Trinity Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,870 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, All Window Coverings, TV Mounted in Living Room, TV Mounted in Upstairs Bedroom, TV Mounted in Basement above Bar, Bar Fridge in Basement, Garage Door Opener + Remotes, Garage Heater, Shed, Pergola, Celebright Lights, Underground Sprinklers

Welcome to this stunning fully finished two-storey home in the desirable community of Trinity Crossing. Offering the perfect blend of location, functionality, and modern design, this home is ideally situated just steps from a large green space, scenic pond walking paths, a school, and a playground. Making it an excellent fit for families looking to stay connected to outdoor living and everyday convenience. The thoughtfully designed 1,870 sq ft layout features a bright, open-concept main floor with luxury vinyl plank flooring, large windows, and clean, modern finishes throughout. The kitchen is both stylish and functional, showcasing two-toned cabinetry, quartz countertops, stainless steel appliances, a full tile backsplash, and a spacious sit-up island, along with a walk-in pantry for added storage. The adjacent dining area offers direct access to the back deck through oversized patio doors, creating a seamless flow for everyday living and entertaining. The living room is warm and inviting, filled with natural light and designed for comfort. Upstairs, you’ll find a spacious bonus room, two generously sized bedrooms, each complete with their own walk-in closet, a well-appointed 4-piece bathroom, and conveniently located upper-level laundry. The primary suite serves as a private retreat, featuring a large walk-in closet and a 3-piece ensuite with walk-in shower and a separate water closet for added privacy. The fully finished basement extends the living space even further, offering a large family room with a dry bar, an additional bedroom, and a 4-piece bathroom, perfect for guests, teens, or flexible use. Step outside and into your fully fenced and landscaped west facing backyard and enjoy the outdoor living space, complete with 2 decks, pergola and shed. Additional Features: Celebright Lighting (front of house), Underground Sprinklers, Finished & Heated Attached

Double Garage. This 2-year-old home also offers the balance of the Alberta New Home Warranty Program, providing added peace of mind.