

# \$549,900 - 52 Trinity Street, Lacombe

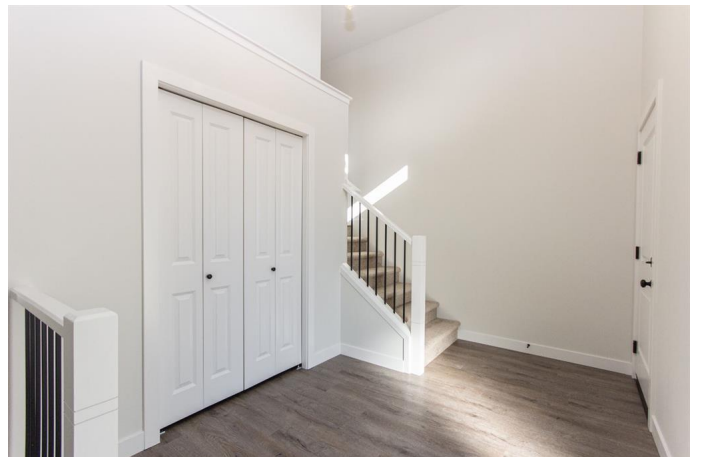
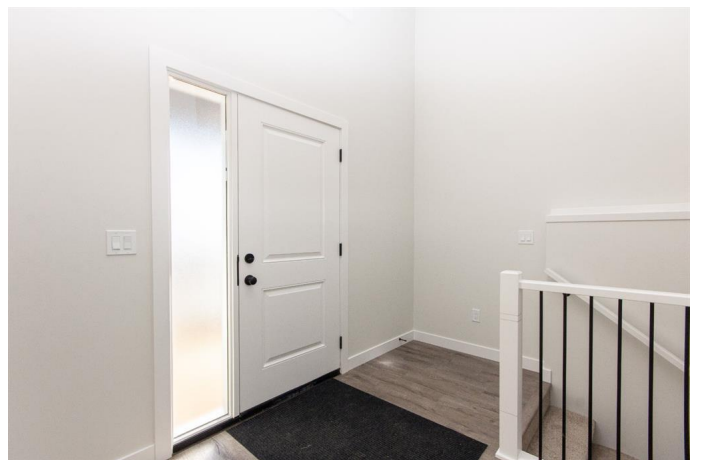
MLS® #A2199674

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.14 Acres

Trinity Crossing, Lacombe, Alberta

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, and front sod, rear topsoil to grade, and a poured concrete driveway are included 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!



Built in 2024

## Essential Information

MLS® #	A2199674
Price	\$549,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,232
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	52 Trinity Street
Subdivision	Trinity Crossing
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0L1

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street
# of Garages	2

### **Interior**

Interior 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)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.