# \$614,900 - 49 Trinity Street, Lacombe

MLS® #A2258223

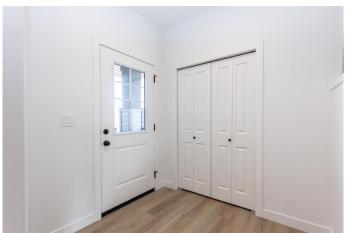
## \$614,900

3 Bedroom, 3.00 Bathroom, 2,135 sqft Residential on 0.15 Acres

Trinity Crossing, Lacombe, Alberta

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.

#### Built in 2025

#### **Essential Information**

MLS® # A2258223 Price \$614,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,135 Acres 0.15 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 49 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, 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)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 19th, 2025

Days on Market 41

Zoning R1

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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