

# \$579,900 - 2 Cross Street, Lacombe

MLS® #A2243126

## \$579,900

5 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.13 Acres

Trinity Crossing, Lacombe, Alberta

FULLY DEVELOPED 5 BEDROOM + DEN, 3 BATHROOM BUNGALOW ~ HEATED DOUBLE GARAGE + GATED RV PARKING ~ WEST FACING BACKYARD WITH A BUILT IN BBQ & PERGOLA ~ Covered front veranda welcomes you to this well cared for home loaded with upgrades ~ The large foyer has a generous size closet and room for a bench ~ Open concept main living space complemented by high ceilings and vinyl plank flooring ~ The kitchen offers a functional layout with plenty of dark stained cabinets, quartz countertops including a large island with an undermount sink, pendant lights above and an eating bar, a spacious walk in pantry, and upgraded appliances ~ The dining space has west facing patio doors that fills the space with natural light and leads to the deck with a built in BBQ and pergola ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a spa like ensuite with a soaker tub, separate walk in shower and oversized vanity with stone countertops, and an oversized walk in closet with built in organizers ~ Second bedroom is located across from the main floor bathroom ~ mud room with access to the garage has built in benches and lockers plus another large closet offering ample storage space ~ Conveniently located main level laundry has a folding counter and built in shelving ~ The fully finished basement offers tons of space and includes; three well appointed bedrooms, two with walk in closets; a 5 piece bathroom with



dual sinks, glass shower door, and a linen closet; ample space for storage, and family room with French doors leading to a large den (potential 6th bedroom) ~ Other great features include; Original owner home, central air conditioning, high ceilings throughout ~ The sunny west facing backyard is fully fenced with an RV gate, landscaped with plenty of yard space, has a fenced in dog run and includes a garden shed ~ Heated 24' x 22' attached garage is insulated, finished with painted drywall, and has high ceilings ~ pride of ownership is evident ~ Move in ready with immediate possession available!

Built in 2017

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243126    |
| Price          | \$579,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,388       |
| Acres          | 0.13        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2 Cross Street   |
| Subdivision | Trinity Crossing |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 0J4          |

### **Amenities**

|                |                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                                                         |
| Parking Spaces | 5                                                                                                                                                                    |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, See Remarks, RV Gated |
| # of Garages   | 2                                                                                                                                                                    |

## Interior

|                   |                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Chandelier |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks                                                                                                                                                                                     |
| Heating           | Forced Air, In Floor Roughed-In                                                                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                                                                                               |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Entrance, Private Yard, Storage, Awning(s)                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 33              |
| Zoning         | R1              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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