

# \$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, RV Gated, See Remarks |
| # of Garages   | 2                                                                                                                                                                    |

## Interior

|                   |                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, 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) |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                                                                                                     |
| Heating           | In Floor Roughed-In, Forced Air                                                                                                                                                                                                                              |
| 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, Front Yard, Landscaped, See Remarks, Dog Run Fenced In |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 26              |
| Zoning         | R1              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.