

# \$400,000 - 129 Lightbown Way, Fort McMurray

MLS® #A2230150

**\$400,000**

4 Bedroom, 3.00 Bathroom, 1,065 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

**NEW KITCHEN AND BATHROOMS, FRESHLY PAINTED!** Welcome to 129 Lightbown Way: A beautifully updated bi-level home in the heart of Timberlea, offering big-ticket upgrades, bright and airy living spaces, and turn-key convenience. Perfectly located near bus stops, schools, and a host of amenities, this well-maintained property is ideal for first-time buyers, investors, or anyone seeking low-maintenance living in a peaceful and family-friendly neighbourhood.

Charming curb appeal greets you with a classic white picket fence and a covered front step—an inviting welcome to this lovingly refreshed home. Inside, fresh paint and new flooring (2024) complement the open-concept layout, with vaulted ceilings enhancing the spacious, sun-filled main living area.

The updated kitchen is a standout, featuring stylish two-toned cabinetry (2024), grey quartz countertops, a centre island for meal prep, stainless steel appliances including a natural gas range, and a corner pantry for added storage. The adjacent dining room is perfectly situated for easy entertaining and everyday living.

The main level hosts two bedrooms, including a spacious primary retreat with direct access to the back deck and its own large five-piece ensuite, complete with a jetted soaker tub and matching updated vanity. A second full bathroom, also updated with coordinating finishes, sits beside the second bedroom.

The lower level impresses with high ceilings,



large windows, and incredible versatility. A full kitchen and large family room offer the perfect space for guests, entertaining, or multi-generational living. Two more sizeable bedrooms, a third bathroom, and brand-new laundry machines (2024) complete this thoughtfully laid-out lower level. At the rear of the home, you'll find three dedicated parking spaces with back alley access—an added convenience that complements the home's functional layout. With immediate possession available and all the major updates already done, this move-in ready home is a must-see. Schedule your private tour of 129 Lightbown Way today.

Built in 2004

Essential Information

MLS® #	A2230150
Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,065
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	129 Lightbown Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R1

## Amenities

Parking Spaces	3
Parking	Alley Access, Parking Pad, Side By Side, Gravel Driveway, Rear Drive

## Interior

Interior Features	Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Interior Lot, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	60
Zoning	R1S

## Listing Details

Listing Office	The Agency North Central Alberta
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