



**129 Lightbown Way  
Fort McMurray, Alberta**

**MLS # A2293683**



**\$390,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street, Side By Side		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Jetted Tub, Kitchen Island, Quartz Counters, Soaking Tub, Vinyl Windows		

**Inclusions:** Fridge x2, stove x2, OTR microwave, hood fan, dishwasher, washer and dryer, central a/c unit, current window coverings

UPDATED, BRIGHT AND EASY LIVING IN TIMBERLEA. Welcome to 129 Lightbown Way, a beautifully refreshed bi-level that offers modern updates, comfortable living spaces and true move-in ready convenience. Set in a quiet, family-friendly neighbourhood close to schools, parks, bus routes and everyday amenities, this home is a great fit for first-time buyers, investors or anyone looking for a well-maintained property in a convenient location. From the moment you arrive, the charming white picket fence and covered front step create a warm and welcoming first impression. Inside, fresh paint and new flooring completed in 2024 give the home a clean, updated feel while vaulted ceilings and an open-concept layout allow natural light to move easily through the main living space. The kitchen has been thoughtfully updated with stylish two-toned cabinetry, grey quartz countertops, stainless steel appliances including a natural gas range, a centre island for prep or casual dining, and a corner pantry for added storage. The adjoining dining area flows comfortably for both everyday meals and entertaining. The main level features two bedrooms, including a spacious primary retreat with direct access to the back deck along with a large five-piece ensuite complete with a jetted soaker tub and updated vanity. A second full bathroom with matching finishes sits beside the additional bedroom. The fully developed lower level offers great flexibility with high ceilings, large windows, a full second kitchen, generous family room, two more bedrooms, a third bathroom and brand-new laundry machines installed in 2024. Outside, back alley access provides three dedicated parking spaces and added everyday convenience. With immediate possession available and major updates already complete, this Timberlea home offers a comfortable balance of value, function and lifestyle.