

# \$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

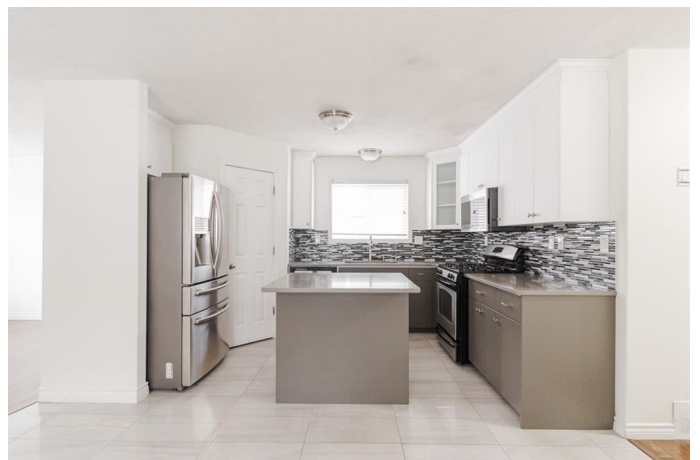
NEW KITCHEN AND BATHROOMS, FRESHLY PAINTED! Welcome to 129 Lightbown Way: A beautifully updated bi-level home in the heart of Timberlea, offering big-ticket upgrades, bright and airy living spaces, and turn-key convenience. Perfectly located near bus stops, schools, and a host of amenities, this well-maintained 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, Gravel Driveway, Rear Drive, Side By Side |

## 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 | 84              |
| Zoning         | R1S             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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.