



GRASSROOTS
REALTY GROUP

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129 Lightbown Way
Fort McMurray, Alberta

MLS # A2329660



\$375,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,065 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Gravel Driveway, Parking Pad, Rear Drive, Side By Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows

Inclusions: Fridge x2, Microwave x2, stove x2.

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.