



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 LIGHTBOWN Way, Fort McMurray T9K 2R1**

MLS® #: **A2230150**

Area: **Timberlea**

Listing Date: **06/13/25**

List Price: **\$410,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2004**  
Lot Information  
Lot Sz Ar: **3,252 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,064**  
Low Sqft:  
Ttl Sqft: **1,064**

DOM

**1**

Layout

Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Interior Lot,Lawn,Standard Shaped Lot**  
Park Feat: **Alley Access,Gravel Driveway,Parking Pad,Rear Drive,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Double Vanity,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`9" x 4`11"
Bedroom	Main	8`2" x 10`10"
Kitchen	Main	7`9" x 13`0"
Bedroom - Primary	Main	12`4" x 14`1"
Bedroom	Basement	9`5" x 11`10"
Kitchen	Basement	11`7" x 8`8"
Furnace/Utility Room	Basement	7`8" x 7`10"

Room	Level	Dimensions
5pc Ensuite bath	Main	8`2" x 11`1"
Dining Room	Main	13`1" x 14`0"
Living Room	Main	13`7" x 12`6"
3pc Bathroom	Basement	7`9" x 5`1"
Bedroom	Basement	9`10" x 14`10"
Game Room	Basement	19`8" x 20`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0225763**

Remarks

Pub Rmks: **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.**

Inclusions: **FRIDGE X2, STOVE X2, MICROWAVE X2.**  
Property Listed By: **The Agency North Central Alberta**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**













