



## 121 Lightbown Way Fort McMurray Alberta

\$379,900

Introducing 121 Lightbown Way - Your Dream Home Awaits! Nestled in the Heart of the Most Desirable Location, This Remarkable property offers the perfect blend of comfort, convenience, and luxury living. With over 2000 sqft of expansive living space, this home presents an abundance of room for your family to flourish. Step inside and Experience the Beauty of a Freshly Painted interior that Exudes a sense of Elegance throughout. Every corner of this Exquisite 6-bedroom home has been meticulously designed to create a haven of relaxation and style. Embrace the Brand New Luxury Vinyl Plank flooring that graces every inch of this residence, providing both Durability and Sophistication. The Open-Concept living room and dining area offer an ideal setting for cherished family moments and lively gatherings. Indulge in the Luxuries of the Primary bedroom, complete with its own ensuite, offering you a private retreat within your own home. Two additional well-appointed bedrooms and a second bathroom provide comfort and convenience for your loved ones. But the allure doesn't end there. Journey downstairs to discover a fully finished basement with Wet Bar that exceeds all expectations. Bedrooms 4 and 5 offer versatility and space for your growing family or visiting guests. A generously sized room awaits your creativity - whether you envision a fitness area, playroom, or den, the choice is yours. A sprawling family room invites relaxation, while yet another full bath adds to the home's functionality. This home has been designed to effortlessly accommodate your lifestyle needs. Outside, the convenience of back alley access allows for side-by-side parking for three cars, ensuring your vehicles are secure and accessible. The low-maintenance backyard creates an oasis of tranquility, ready for your personal touch. Ideally situated just blocks away from the Water spray park, the Birchwood trail...

4pc Bathroom 7.67 Ft x 7.00 Ft

Bedroom 8.42 Ft x 10.58 Ft

Bedroom 9.75 Ft x 10.25 Ft

Bedroom 8.17 Ft x 13.33 Ft

Recreational, Games room 19.75 Ft x 22.58 Ft

Furnace 7.67 Ft x 9.67 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Bedroom 8.17 Ft x 8.83 Ft

Bedroom 8.92 Ft x 11.25 Ft

Dining room 12.58 Ft x 13.25 Ft

Kitchen 8.50 Ft x 12.83 Ft

Living room 11.25 Ft x 11.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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RE/MAX FORT MCMURRAY

<http://www.fatimamian.com>

**RE/MAX**

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3pc Bathroom 5.83 Ft x 6.08 Ft

Primary Bedroom 11.75 Ft x 12.42 Ft