

# \$379,900 - 63 Umbach Road, Stony Plain

MLS® #E4436419

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,076 sqft  
Single Family on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

Backing on to a green space with walking trails! This home was lovingly cared for over the years by it's original owner. This bungalow is bright and spacious with a large front living room lined with hardwood floors. There are 2 bedrooms upstairs and the third was converted into a main floor laundry room but could easily be converted back if 3 bedrooms is preferred. The basement is partially finished with a second full bathroom and bedroom and the windows, furnace, hot water tank, and A/C have been updated. Outside youâ€™ll find a huge, oversized garage with heat and storage attic. The backyard is private with trees and walking trails behind, also featuring a massive maintenance free deck. This home is move in ready yet leaves much room to increase itâ€™s value. Truly a must see.

Built in 1976

## Essential Information

MLS® #	E4436419
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	1976



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	63 Umbach Road
Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1G1

### Amenities

Amenities	Air Conditioner, Vinyl Windows
Parking	Double Garage Detached, Heated, Over Sized

### Interior

Appliances	Microwave Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	4
Zoning	Zone 91

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