

## \$478,900 - 87 Umbach Road, Stony Plain

MLS® #E4435241

**\$478,900**

4 Bedroom, 2.50 Bathroom, 1,271 sqft  
Single Family on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

Nestled on a quiet no-thru traffic street in Forest Green, this stunning 1200+ sq ft bungalow offers both charm and convenience. Backing onto a peaceful walking trail that connects you to incredible town amenities, this home radiates pride of ownership with thoughtful updates completed within the past six years, including a gorgeous kitchen renovation, refreshed basement, exterior curb appeal improvements, new shingles, and more! The open-concept main floor is perfect for hosting special occasions and there is room for everyone with three spacious bedrooms and two bathrooms, including a private two-piece en-suite in your primary retreat. Downstairs, the fully finished basement provides a cozy recreation area with a stunning gas fireplace, a fourth bedroom, full bathroom and a fantastic storage/hobby space. Timeless finishes and decor complement the home. Enjoy the oversized heated double garage year-round! A rare opportunity to own a sought-after bungalow in a desirable neighborhood - don't miss out!

Built in 1978

### Essential Information

MLS® # E4435241

Price \$478,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,271
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	87 Umbach Road
Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1G2

### **Amenities**

Amenities	Deck, Fire Pit, See Remarks
Parking	Double Garage Detached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
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Exterior Features	Fenced, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            May 8th, 2025

Days on Market      2

Zoning                 Zone 91

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