

## \$345,000 - 31 Umbach Road, Stony Plain

MLS® #E4429299

**\$345,000**

4 Bedroom, 2.50 Bathroom, 1,063 sqft

Single Family on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

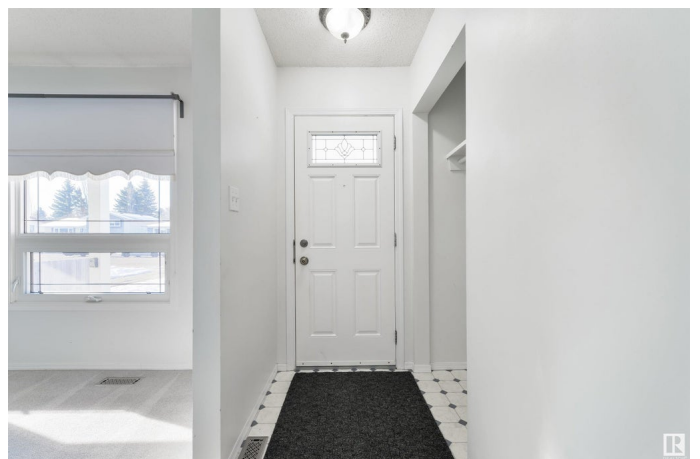
Cute, cozy, and the perfect place to call home!

Backing onto the WALKING TRAIL & TREED RESERVE, this property has been owned by the same family for nearly 40 years! It features a large living room, spacious kitchen with ample cupboard & countertop space, picture window overlooking the yard, and a separate dinette, 4 total bedrooms including a sizeable owner's suite with adjoining 2pc ensuite, and a fully-finished basement. Travel outside to the backyard, and you'll fall in love – fully landscaped & fenced, the space is huge and includes a concrete patio, storage shed, and plenty of room to entertain. Within walking distance to schools, playgrounds, and shopping, you couldn't ask for a better location in Forest Green!

Built in 1976

### Essential Information

MLS® #	E4429299
Price	\$345,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,063
Acres	0.00



Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	31 Umbach Road
Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1G1

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Patio, See Remarks
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	4

## Zoning

## Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 10:17pm MDT