

## \$449,000 - 78 Umbach Road, Stony Plain

MLS® #E4455066

**\$449,000**

3 Bedroom, 1.50 Bathroom, 1,918 sqft

Single Family on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

Welcome to this spacious family home tucked away in a quiet Stony Plain cul-de-sac. Situated on a large pie-shaped lot backing onto green space, this property offers both privacy and room to enjoy the outdoors. With just under 2000 sq ft, this home features 3 spacious bedrooms, fresh paint throughout, and brand-new carpets, shingles, and fridge for added peace of mind. A standout feature is the detached shop with a loft—perfect for storage, a home business, or hobby space—with the potential to be converted into a double garage. The location is unbeatable with easy access to parks, schools, and amenities, all while enjoying the tranquility of the green space behind. This move-in ready property is an ideal opportunity for those looking for space, updates, and a unique lot in a desirable neighbourhood.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455066  |
| Price          | \$449,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,918     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 78 Umbach Road    |
| Area        | Stony Plain       |
| Subdivision | Forest Green_STPL |
| City        | Stony Plain       |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7Z 1H2           |

### **Amenities**

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Hot Tub, Workshop, See Remarks, Natural Gas BBQ Hookup |
| Parking   | See Remarks                                            |

### **Interior**

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Hot Tub |
| Heating      | Forced Air-2, Natural Gas                                                                                   |
| Stories      | 2                                                                                                           |
| Has Basement | Yes                                                                                                         |
| Basement     | Full, Unfinished                                                                                            |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Brick, Vinyl                                        |
| Foundation        | Concrete Perimeter                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 91           |

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Listing information last updated on September 2nd, 2025 at 4:32am MDT