

## \$429,900 - 46 Umbach Road, Stony Plain

MLS® #E4462397

**\$429,900**

4 Bedroom, 2.50 Bathroom, 1,802 sqft

Single Family on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

This spacious family home offers room for everyone, inside and out! Perfectly located on a quiet cul-de-sac, this charming brick home sits on a massive pie-shaped lot surrounded by mature trees. The main floor features a bright country kitchen with an attached west-facing sunroom, perfect for morning coffee or evening sunsets. A cozy living room with a fireplace adds warmth, additionally the main floor boasts a handsome den. Upstairs, you'll find three generous bedrooms, a beautifully updated bathroom, and timeless hardwood floors throughout. The fully finished basement expands your living space with a large family room, flex area, extra bedroom, bath, and ample storage. The huge fenced yard is ideal for kids, pets, and entertaining—truly a rare find offering space, comfort, and character in one!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462397  |
| Price          | \$429,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,802     |



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

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 46 Umbach Road    |
| Area        | Stony Plain       |
| Subdivision | Forest Green_STPL |
| City        | Stony Plain       |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7Z 1G1           |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Deck, Detectors Smoke, Fire Pit, Front Porch |
| Parking   | Single Garage Attached                       |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                          |
| Stories      | 3                                                                                                                  |
| Has Basement | Yes                                                                                                                |
| Basement     | Full, Finished                                                                                                     |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood                                                                  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood                                                                  |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 9                  |

Zoning

Zone 91

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Listing information last updated on October 25th, 2025 at 5:02am MDT