



## 25 UMBACH Road Stony Plain AB

\$309,900

This 1180 sqft bungalow shows well. The large living room features two big bright windows, & nice brick wood burning fireplace. The kitchen has nice white cabinets & leads onto a spacious dining room. The primary bedroom has big windows, double closets & 2pc ensuite. The 4pc bathroom on the main floor has been updated. There were two other bedrooms on the main floor that were converted into one big bedroom & even features it's on shower. (this can be turned back into two bedrooms). The basement is mostly finished with a spacious family room with bar, and a couple additional rooms that could be used for an kids playroom, office, hobby room, etc. The plumbing is roughed in for a bathroom in the basement. Some newer upgrades include shingles, most windows, & hot water tank. The front paved asphalt parking pad is great to park two vehicles. The yard is fenced & has big mature trees. The home backs onto a green space with paved walking trails along the whispering waters creek. Close to schools & shopping.

Listing Presented By:



Originally Listed by:  
Exp Realty

brian@brianray.ca  
<http://www.brianray.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)