

\$650,000 - 16-49329 Folding Avenue, Rural Yellowhead County

MLS® #A2244346

\$650,000

2 Bedroom, 2.00 Bathroom, 1,107 sqft
Single Family on 0.44 Acres

N/A, Rural Yellowhead County, Alberta

Located just two minutes east of the Jasper National Park gate and only 40 minutes from the Jasper town site, this beautiful mountain-view property in Folding Mountain Village offers a rare opportunity to enjoy both recreation and relaxation in a serene, forested setting. This well-maintained home features a spacious two-storey design with soaring vaulted ceilings and expansive windows that capture the surrounding forest and breathtaking views at the base of the iconic Folding Mountain. Inside, you'll find two bedrooms, two bathrooms, a full kitchen, and a beautiful living room filled with natural light. A large breezeway mudroom connects the home and garage, keeping you out of the elements while adding functional space for gear, coats, and storage. There is extensive storage throughout the home, with the added flexibility of a loft area in the bedrooms—ideal for extra storage, sleeping space or a cozy reading nook. The garage was thoughtfully designed with tall ceilings, offering exceptional storage and flexibility for outdoor equipment, vehicles, hobbies & gear. A second attached workshop provides even more space. Outside, the fenced yard offers privacy and a peaceful outdoor space surrounded by forest. A bunkhouse with power and a compostable toilet adds to the property's versatility—perfect for guests & kids. Enjoy community services including treated water, community waste treatment,



and a tennis court. Youâ€™ll also love being within walking distance of Folding Mountain Brewing, a seasonal convenience store, and nearby trails for hiking, biking, and cross-country skiing. School bus pickup is available, and full amenities can be found just 15 minutes away in Hinton. Whether youâ€™re looking for a full-time home, recreational getaway, or investment property, this one-of-a-kind retreat offers the perfect balance of comfort, nature, and community. (id:6289)

Built in 1992

Essential Information

Listing #	A2244346
Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,107
Acres	0.44
Year Built	1992
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	16-49329 Folding Avenue
Subdivision	N/A
City	Rural Yellowhead County
Province	Alberta
Postal Code	T7V1X4

Amenities

Amenities	Recreation Nearby, Other
Features	Other, No neighbours behind
Parking Spaces	8
Parking	Attached Garage
# of Garages	1
View	View

Interior

Appliances	Refrigerator, Range, Hood Fa
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Stucco
Exterior Features	Fruit trees
Foundation	Slab



Listing Details

Listing Office CENTURY 21 TWIN REALTY



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