

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

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MLS® #A2244346

**\$650,000**

2 Bedroom, 2.00 Bathroom, 1,107 sqft  
Residential on 0.44 Acres

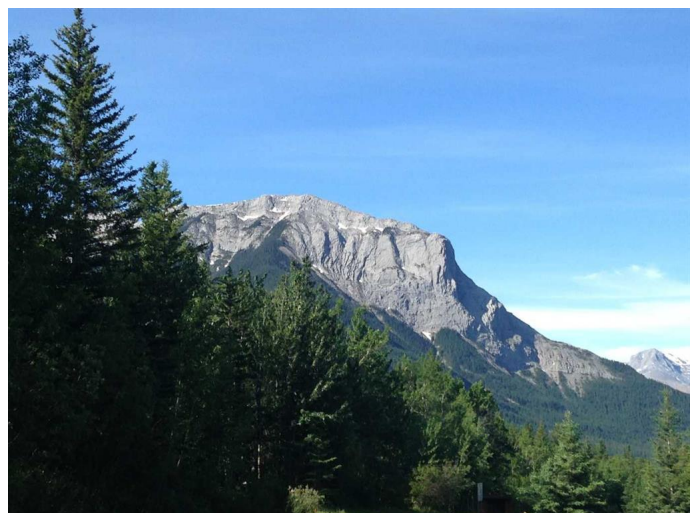
NONE, Rural Yellowhead County, Alberta

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, youâ€™™ 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 bedroomsâ€™™ 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. You’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 you’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.

Built in 1992

Essential Information

MLS® #	A2244346
Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.44
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16-49329 Folding Avenue
Subdivision	NONE

City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7V1X4

### Amenities

Amenities	Other
Parking Spaces	8
Parking	Driveway, Garage Faces Front, Single Garage Attached, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Separate Entrance
Appliances	Range Hood, Refrigerator, Washer/Dryer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Many Trees, Native Plants, No Neighbours Behind, Private, Secluded, Views
Roof	Metal
Construction	Mixed, Stucco
Foundation	Slab

### Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	UND

### Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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