# \$625,000 - 16 49329 Folding Avenue, Rural Yellowhead

MLS® #E4450422

#### \$625,000

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

None, Rural Yellowhead, AB

Located just two minutes east of the Jasper National Park gate and only 40 minutes from the Jasper townsite, 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 bedroomsâ€"ideal for extra storage, sleeping space or a cozy reading nook. The garage was thoughtfully designed with tall ceilings, offering exceptional storage

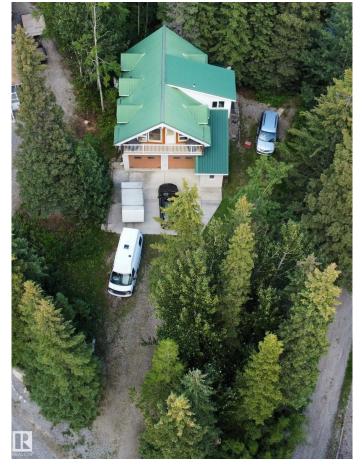


### **Essential Information**

MLS® # E4450422 Price \$625,000

Bedrooms 2





Bathrooms 2.00

Full Baths 2

Square Footage 1,107

Acres 0.44

Year Built 1992

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 16 49329 Folding Avenue

Area Rural Yellowhead

Subdivision None

City Rural Yellowhead

County ALBERTA

Province AB

Postal Code T7V 1X4

#### **Amenities**

Features Tennis Courts

Parking Spaces 8

#### Interior

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Low Maintenance

Landscape, Private Setting, See Remarks

Construction Wood

Foundation Slab

## **Additional Information**

Date Listed July 30th, 2025

Days on Market 98

Zoning Zone 90 Condo Fee \$4,470



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