

## \$650,000 - 16 429329 Folding Avenue, Rural Yellowhead

MLS® #E4450422

**\$650,000**

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, youâ€™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 a

Built in 1992

### Essential Information

MLS® # E4450422

Price \$650,000

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 429329 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 | 4               |

|           |         |
|-----------|---------|
| Zoning    | Zone 90 |
| Condo Fee | \$4,470 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 8:02pm MDT