



GRASSROOTS
REALTY GROUP

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16-49329 FOLDING Avenue
Rural Yellowhead County, Alberta

MLS # A2244346



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,107 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Faces Front, Single Garage Attached, Workshop in Garage		
Lot Size:	0.44 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Many Trees, Native Plants, No N		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, Drinking Water, Spring
Floors:	Carpet, Laminate	Sewer:	Septic Field, Sewer, Shared Septic
Roof:	Metal	Condo Fee:	\$ 4,470
Basement:	None	LLD:	20-49-26-W5
Exterior:	Mixed, Stucco	Zoning:	UND
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, High Ceilings, Separate Entrance		

Inclusions: BUNKHOUSE, SHED, WOODSHED

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. 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.