

Courtesy Of Marina Carl Of Maxwell Heritage Realty

# \$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€™™ 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

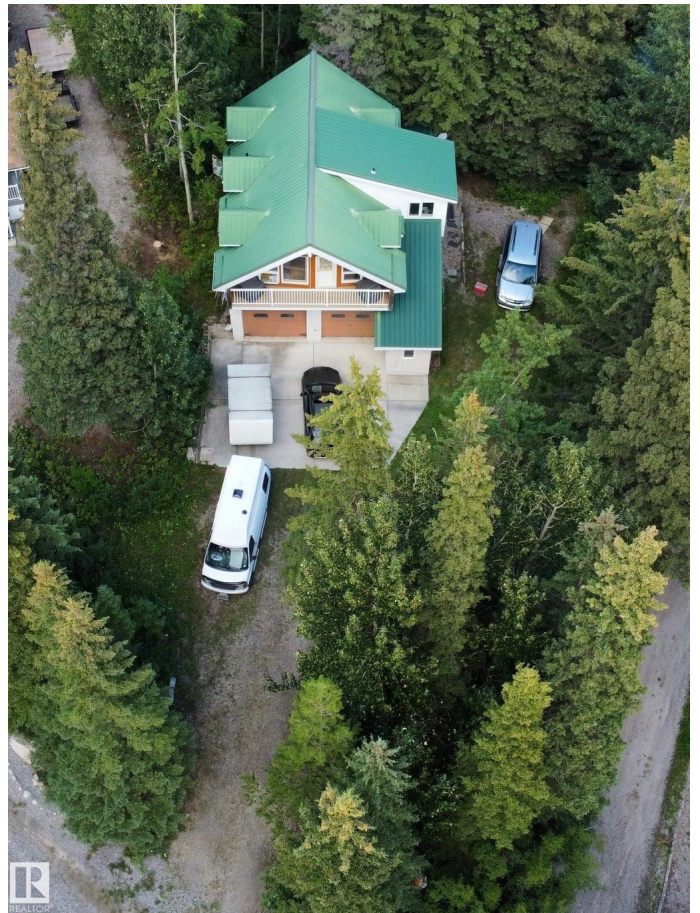
Built in 1992

## 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	46

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 September 14th, 2025 at 5:47pm MDT