



GRASSROOTS
REALTY GROUP

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3, 49329 Folding Avenue
Rural Yellowhead County, Alberta

MLS # A2338603



\$979,500

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,571 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Parking Pad		
Lot Size:	0.53 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Spring
Floors:	Laminate	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	\$ 4,590
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Water Not Paid
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	outdoor swing set		

Welcome to #3 Folding Mountain Village — where mountain living meets exceptional revenue potential. Nestled in the breathtaking Rocky Mountains just outside the gates of Jasper National Park, this beautifully upgraded home offers an incredible opportunity in the up-and-coming community of Folding Mountain Village. Thoughtfully renovated and meticulously maintained, this home features a fully developed basement with a two-bedroom tourist/revenue suite, offering the potential for a lucrative income stream while enjoying your own mountain retreat. The main home has been extensively updated, including a renovated kitchen with new cabinetry, counters, sink and appliances; fresh paint, flooring, trim, baseboards and lighting throughout the main floor; and a spectacular 2026 ensuite renovation featuring a clawfoot tub, granite countertops and a customized walk-in closet. Numerous additional improvements include a new hot water tank, oversized washer and dryer, all-in-one washer/dryer in the basement suite, complete exterior staining with UV protection, and Lorex security cameras. Enjoy the perfect balance of tranquility and accessibility, surrounded by stunning mountain scenery and endless opportunities for hiking, skiing, wildlife viewing and outdoor adventure. Located just outside Jasper National Park, this property offers the unique opportunity to enjoy the Rocky Mountain lifestyle while being close to the amenities and services of Hinton. Whether you're searching for a full-time mountain home, weekend escape, or income-generating property, #3 Folding Mountain Village is an exceptional opportunity to own a piece of this spectacular mountain community.