

**17149 N Lake Dr**  
Prairieville, LA 70769



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2025008513**



**\$360,000**

**2,540 Sqft**

Enjoy a brand NEW roof on this one-of-a-kind beauty, in the heart of Prairieville, featuring 3 bedrooms, 3 full baths, and a customizable layout! This conveniently located gem has many wonderful updates, all new windows (2023), lots of fresh paint, a Generac generator (2020) and much more! One suite has its own entry, plus a kitchen, living room, laundry room and porch, all of its own; it can connect to the rest of the house but can be closed off as a separate unit. Through the primary front door, the main living room and primary bedroom feature beautiful waterfront views! The primary kitchen has a stainless 5-burner gas range and new slimline stainless built-in microwave, and it is open to the keeping and dining rooms! Both refrigerators remain. Bedroom two has a walk-in closet and direct access to the spacious guest bath. You'll also love the easy covered access to the 3-car garage located on both sides! A rear porch and new deck overlook the water and gutters were added last year. Rooms are spacious and storage is plentiful throughout! It is in flood zone X and has never flooded, plus there is a low-rate assumable loan in place for an owner-occupant! It is truly a must see!



**Ashley Vuci**

Phone: (225) 324-3661

Compass - Perkins

For full listing details, please scan:

