

**19212 Merlot Ave**  
Saint George, LA 70817



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**MLS# 2025008636**



**\$415,000**

**4 Bedrooms | 3 Bathrooms | 2,326 Sqft**

OPEN HOUSE SUNDAY, JULY 13, 2025 2-4PM ----- BRAND NEW ROOF July 2025! This stunning 4-bedroom, 3-bath home is nestled in a quiet cul-de-sac in the desirable Vineyard Court Subdivision off South Vignes Road in St. George. Thoughtfully designed with a triple-split floor plan, the layout offers both comfort and privacy, making it ideal for families and guests alike. The kitchen is a chef's dream, featuring a center island and eat-in bar, stainless steel appliances, a gas cooktop, wall oven, walk-in pantry, and rich custom cypress cabinetry. The formal dining room seamlessly flows into the spacious living area, which boasts a cozy gas fireplace and serene views of the backyard through the living and breakfast rooms. Perfect for entertaining, the outdoor space includes a covered patio, an additional open patio, and a fully fenced yard offering the ideal setting for gatherings or quiet relaxation. Inside, plantation shutters, extensive crown molding, and elegant finishes create a warm, refined ambiance throughout. The luxurious master suite offers a true retreat, complete with a spa-like bathroom featuring double vanities, a soaking tub, separate shower, private water closet, and two walk-in closets. Two guest bedrooms share a beautifully appointed hall bath, while the fourth bedroom is privately situated with its own full bath perfect for



**Becky Shelton**

Phone: (225) 205-3384

Compass - Perkins

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