

**613 North Canal Boulevard**  
Thibodaux, LA 70301



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**MLS# 2025008812**



**\$429,900**

**3 Bedrooms | 2 Bathrooms | 2,967 Sqft**

This elegant and versatile 3-bedroom, 2-bathroom home on desirable North Canal Blvd offers a perfect blend of comfort and functionality, with a dedicated office space that can easily serve as a fourth bedroom. The expansive sunroom is a true highlight, complete with a wood-burning fireplace and vented griddle, providing the perfect space for year-round relaxation or entertaining. A climate-controlled shed/storage space adds convenience and peace of mind, while the prime location offers quick access to premier shopping and dining. Motivated sellers have priced this home over \$45,000 below its most recent appraisal, making it an exceptional opportunity you won't want to miss. Schedule your private tour today!



**Lester Martin Jr.**

Phone: (504) 554-0110

**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

