

**37120 Kathleen Ave**  
Prairieville, LA 70769



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**MLS# 2025009568**



**\$385,000**

**4 Bedrooms | 2 Bathrooms | 2,870 Sqft**

Spacious & Beautifully Updated Home in Prairieville Conveniently located near I-10, this beautifully maintained home offers a generous layout with a large, fully fenced backyard perfect for outdoor living and entertaining. Inside, enjoy new paint and flooring throughout, with no carpet anywhere in the home. The home features a large formal living room with a bay window, a separate dining room, and a cozy breakfast area. The open kitchen and family room layout is ideal for everyday living and entertaining, complete with a sunken sitting area and gas fireplace, all filled with natural light. Upstairs, the massive primary suite includes a 20' x 14' sitting area, a dedicated office nook. Located in the highly sought-after Ascension Parish school district, this home is zoned for Bullion Primary, Bluff Middle, and Dutchtown High School some of the best schools in the state. Move-in ready and full of charm this one has it all!



**Craig Pourciau**

Phone: (225) 324-8874

CENTURY 21 Bessette Flavin

For full listing details, please scan:

