

**109 Rosedown Dr**  
Thibodaux, LA 70301



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**MLS# 2025010342**



**\$265,000**

**3 Bedrooms | 2 Bathrooms | 1,756 Sqft**

Welcome to this inviting 3 bedroom, 2 bath home ideally situated in a convenient Thibodaux Location, just minutes from Nicholls State University, stores, and a variety of dining options. Whether you're a first-time home buyer, investor, or looking for a place near campus, this home has so much to offer. Enjoy a generously sized, shaded backyard perfect for relaxing, entertaining, or gardening. A covered carport and additional garage provide plenty of parking and storage space. Inside, the home features a comfortable layout with central heating to keep you warm in the cooler months. Please note, the central A/C system is currently not functioning, giving the new owner an opportunity to upgrade to their liking. Don't miss the chance to own this well-located home with great potential on one of Thibodaux's most accessible neighborhoods!!



**Melinda Duncan**  
Phone: (985) 414-4255  
Dream Home Realty, LLC

For full listing details, please scan:

