

**1225 Madrid Ave**  
St Gabriel, LA 70776



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**MLS# 2025011513**



**\$275,000**

**3 Bedrooms | 2 Bathrooms | 1,530 Sqft**

Incredible value priced under \$300K in a quiet, gated community with lake access and no flood zone! This freshly painted home offers a bright, welcoming interior, complete with a built-in desk area and ample cabinetry ideal for a home office or workstation. Located just minutes from LSU and local plants, this property is perfect for convenience, investment, or long-term living. The completely fenced yard adds security and privacy for pets, kids, or entertaining. Seller is willing to contribute to closing costs and rate buy-downs with an acceptable offer! Don't miss your chance to own in a sought-after area at an unbeatable price. Schedule your tour today!



**Stephen Sommers**  
Phone: (225) 405-9800  
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