

13200 Babin Estates Dr
Gonzales, LA 70737



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MLS# 2025013728



\$325,000

3 Bedrooms | 2 Bathrooms | 2,139 Sqft

Welcome home to this adorable 3 bedroom, 2 bath gem in the heart of Mossy Oaks, right in Ascension Parish! With a smart split floorplan and a versatile office/flex space, there's room for everything and everyone. Step inside to find warm wood floors in the main living areas and slab granite countertops throughout. The kitchen is a standout with stainless steel appliances, custom beechwood cabinetry, and plenty of prep space. A cozy gas fireplace, crown moulding, and energy-smart features like a tankless water heater, radiant barrier insulation, and double insulated windows add both comfort and savings. The private primary suite is truly its own retreat, featuring a spacious bedroom and an en suite bath with double vanities, a soaking tub, separate shower, and a water closet for privacy. Other perks include a handy mudroom drop zone, a breezy screened-in porch with extra covered patio perfect for relaxing or entertaining, and a generously sized fenced backyard. Conveniently located near great schools, shopping, restaurants, and more you'll love calling this place home!



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