

**36493 Lake Bend Ave**  
Prairieville, LA 70769

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**MLS# 2025013848**



**\$649,900**

**4 Bedrooms | 3 Bathrooms | 3,013 Sqft**

Located in Oaks on the Bluff, one of Ascension's most desirable neighborhoods, this updated 4-bedroom, 3-bath home with bonus room offers both comfort and convenience. The triple split floor plan features an open living area with a gas fireplace, large island, gas stove, stainless steel appliances, and a walk-in pantry. The spacious primary suite includes dual vanities, a soaking tub, separate shower, and walk-in closet. Recent improvements include fresh interior and exterior paint, new wood and tile flooring, updated cabinet doors, a new roof and gutters, and an extended driveway providing additional parking. The fully fenced backyard features a large covered patio perfect for hosting friends and cheering on your favorite team. No flood insurance required, this home combines updated style with a prime location.



**Cindy Carroll**  
Phone: (225) 802-7790  
PINO & Associates

For full listing details, please scan:

