

**40302 Bordeaux St**  
Prairieville, LA 70769



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SOON

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**MLS# 2025014198**



**\$290,000**

**3 Bedrooms | 2 Bathrooms | 1,532 Sqft**

THIS PROPERTY IS ELEGIBLE FOR 100% FINANCING! SELLER IS WILLING TO CONTRIBUTE TOWARDS BUYER'S CLOSING COSTS! This Prairieville beauty is a must-see! The seller has already invested in all the right places making this home not just move-in ready, but a smart long-term buy. Even better? The seller is open to contributing toward your closing costs or cosmetic upgrades of your choosing, giving you the freedom to personalize the finishing touches to your style. This spacious 3-bedroom, 2-bathroom home located in Flood Zone X offers peace of mind in one of Prairieville's most desirable areas. This well-maintained home has a solid foundation and the big-ticket items are already taken care of including: NEW ROOF, NEW HVAC System, Installation of a WHOLE-HOME GENERATOR and French Drains to name a few. All updates have been completed within the last two years. Enjoy cozy evenings by the fireplace, hosting guests in the spacious open-concept living area, or grilling in the private, oversized backyard complete with a covered patio perfect for family gatherings and weekend BBQs. This home also offers a bright sunroom ideal for relaxing or reading, along with a versatile flex-space that can serve as a home office, study room, or additional enclosed storage. Located just over a mile from the newly built Prairieville High School and



**Denetria Burris**

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LPT Realty, LLC

For full listing details, please scan:

