

528 Canal Blvd
Thibodaux, LA 70301

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MLS# 2025014418



\$460,000

4 Bedrooms | 2 Bathrooms | 1,951 Sqft

Situated in a mixed residential and commercial zone, this property offers great potential for anyone looking to use the space as a law office, title office, or any similar business. Originally built in the late 1800s, this charming, raised cottage was thoughtfully remodeled with a focus on preserving its character and intricate details! It was also proudly recognized with the Lafourche Heritage Society Preservation Award for its exceptional restoration. This adorable 4 bed, 2.5 bath, 1,951 living sq ft home is located in historical downtown Thibodaux. As you walk into the home, you will fall in love with the peaceful white walls, the shiplap accent wall, 11 ft ceilings, original repurposed hardwood floors, and custom millwork and trim. The kitchen is equipped with a gas stove and stainless-steel refrigerator. The adorable, remodeled laundry room features a half bath. A traditional staircase was added and leads to 2 bedrooms, a common area for a playroom or an office, and a full bathroom upstairs. Central A/C and heat were installed in 2010, and both the electrical and plumbing were updated as well. Exterior renovations include updated balcony, Azek porch floors, hardie siding, Azek trim, and millwork windows. Relax on the front porch while enjoying the stunning view of the St Joseph Co-Cathedral. Unwind and spend quality time with the family in the side yard



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