

**40400 Abby James Rd**  
Prairieville, LA 70769



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**MLS# 2025014467**



**\$950,000**

**4 Bedrooms | 4 Bathrooms | 3,957 Sqft**

Welcome to your dream estate! Nestled on a sprawling 2.4-acres, this stunning two-story home offers luxury, versatility and natural beauty, with mature pecan trees adding to the charm of the property. The highlight of the property is the massive 2,800 sq.ft. insulated workshop, equipped with plumbing, 240V outlets, and LED lighting--- Perfect for storing your RV, boat or additional vehicles. This Smart Home features a garage spacious enough to accommodate larger full size pickup trucks with room to spare. This private oasis features a saltwater gunite pool and hot tub ideal for relaxing and entertaining. The home has been updated in October 2024, with wide plank, luxury vinyl flooring, neutral color palette and light fixtures. The gourmet kitchen boasts a gas stove, new microwave and granite countertops. The bathrooms have been updated with quartz countertops and ceramic tile floors for a fresh modern feel. This home also features a bonus room upstairs complete with an office and full bath. You will appreciate the whole-home generator and solar panels that power the entire home, pool and shop. A new water well pump was installed in 2025. The home is wired with a multi-room audio speaker system indoors and out. Zoned for the new Prairieville High School. Located in Flood zone X. Schedule your private showing today!



**Suzanne Stewart**

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Century 21 Investment Realty

For full listing details, please scan:

