

**40167 Trace Ave**  
Prairieville, LA 70769



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**MLS# 2025015651**



**\$280,000**

**3 Bedrooms | 2 Bathrooms | 1,551 Sqft**

Welcome to 40167 Trace Avenue in Highland Trace a charming one-street neighborhood in the heart of Prairieville. This home offers 3 bedrooms, 2 full baths, and an open-concept design with a built-in computer desk/nook, perfect for today's lifestyle. Situated on a quiet cul-de-sac just a short walk to the neighborhood pond, this home combines comfort with convenience. Step through the foyer into a spacious living, dining, and kitchen area ideal for both everyday living and entertaining. The kitchen features an island, large pantry, and abundant cabinet space. Two guest bedrooms and a full bath are located off the living room, while the private primary suite is tucked away near the back patio. The primary suite includes a spa-like bath and walk-in closet. A mudroom and laundry area are conveniently located off the garage entry. Upgrades include luxury vinyl plank flooring throughout the living areas, halls, primary suite and closet, plus all wet areas. Energy-efficient features include a tankless gas water heater, Honeywell Smart Connect WiFi thermostat and Low E tilt-in windows. This home is located in Flood Zone X (no flood insurance required by lenders). Current school assignments per [apsb.org](https://apsb.org) are Sugar Mill Primary, Galvez Middle, and Prairieville High. Don't miss your chance to own this beautiful home in Highland Trace schedule your showing today!



**Angi Bourque**

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CENTURY 21 Bessette Flavin

For full listing details, please scan:

