

**35891 Wilmington Ave**  
Denham Springs, LA 70706



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**MLS# 2025016685**



**\$2,200**

**3 Bedrooms | 2 Bathrooms | 1,943 Sqft**

Charming 3-Bedroom Waterfront Home in Live Oak School District Discover this inviting 3-bedroom, 2-bathroom home nestled in the sought-after Live Oak School District. Perfectly situated on a serene waterfront lot, this property offers both comfort and functionality. **homes.com** Key Features: **Spacious Living Area:** An open-concept living room featuring a cozy fireplace, ideal for relaxing evenings. **Modern Kitchen:** Well-equipped kitchen with ample counter space and cabinetry, perfect for culinary enthusiasts. **realtyofnaples.com** **Master Suite:** A generous master bedroom boasting a large en-suite bathroom with dual vanities, soaking tub, and separate shower. **realtyofnaples.com** **Outdoor Amenities:** Enjoy a fenced-in backyard, providing privacy and safety, along with a covered patio overlooking the tranquil water ideal for outdoor gatherings. **Additional Features:** Includes a newly constructed shop, offering versatile space for hobbies or storage needs. Located in a family-friendly neighborhood, this home combines the tranquility of waterfront living with the convenience of nearby schools and amenities.



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