

**22492 Hwy 42**  
Livingston, LA 70754



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**MLS# 2025017339**



**\$359,900**

**4 Bedrooms | 3 Bathrooms | 2,484 Sqft**

THIS LOVELY ACADIAN STYLE HOME SITS ON 2 ACRES OF LAND WITH MATURE TREES. 4 BEDROOMS 3 FULL BATHS, LARGE DEN WITH HIGH CEILINGS AND A BALCONY AND A WOOD BURNING FIREPLACE. THE DEN OPENS TO THE KITCHEN WITH A BREAKFAST ROOM AND AN ISLAND, LOTS OF CABINETS AND WOOD CEILING. THERE IS A FORMAL DINING ROOM WITH LOTS OF WINDOWS AND PRETTY VIEWS. DOWNSTAIRS IS THE MASTER AND A BEDROOM. THE MASTER IS OVERSIZED WITH WINDOW SEAT AND A SPA LIKE BATH WITH A JETTED TUB AND A SEPARATE SHOWER + A NICE WALK IN CLOSET. UPSTAIRS YOU WILL FIND 2 SPACIOUS BEDROOMS AND A FULL BATH AND THE BALCONY OVERLOOKING THE DEN. YOU WILL LOVE THE LARGE PORCH AREA. THERE IS A 12 X 16 WORKSHOP WITH A LOFT + A SEPARATE STORAGE BUILDING AND A LEAN TOO. THERE ARE TWO HOT WATER HEATERS. WASHER , DRYER , AND REFRIGERATOR REMAIN. NO CARPET, THIS HOME HAS NEVER FLOODED. COUNTRY ATMOSPHERE. A GREAT PLACE TO CALL HOME. THERE IS AN ADDITIONAL MODAD AND TEMP POLE ON BACK OF PROPERTY FOR MOBILE HOOK UP IF YOU WANTED.



**Heather Kirkpatrick**  
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