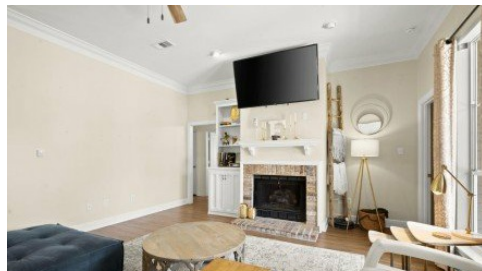


36466 Manchac Crossing Ave
Prairieville, LA 70769

 **LOGO** COMING
SOON

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MLS# 2025017727



\$329,000

3 Bedrooms | 2 Bathrooms | 1,781 Sqft

CUTE, MOVE IN ready home in highly sought after location in Prairieville! Located in popular Manchac Crossing, a well-maintained and established neighborhood just minutes from Baton Rouge via I-10 or Airline Hwy. Currently zoned for Bullion Primary, Bluff Middle and Dutchtown High Schools per ascensionschools.org. This 3BR/2BA home features modern updates throughout. The open floor plan has newer wood laminate flooring throughout the foyer, living, kitchen and bedroom areas. NO CARPET. Kitchen features new quartz countertops, new stainless appliances, island and bar seating and updated lighting. The living room is light and bright with center fireplace with gas logs and built-ins for extra storage. The dining room at the front of the home can be used as a bonus room, playroom, office, etc. The master suite is spacious with an ensuite bath updated with soaking tub, huge walk-in shower with multi shower heads and bench, dual sink vanity and features 2 closets. NEW ROOF in 2024 offers peace of mind and no issues with homeowners insurance. AC was replaced in 2021 and appliances in 2022. Home is in Flood Zone X, has not flooded per seller and has additional lawn drainage. The backyard has a privacy fence and rear parking offers options for additional parking for boats, trailers, etc.



Stephanie Junca
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RE/MAX Professional

For full listing details, please scan:

