

**17633 E Fort Pickens Ave**  
Saint George, LA 70817



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**MLS# 2025017790**



**\$234,000**

**3 Bedrooms | 2 Bathrooms | 1,657 Sqft**

Check out this 3BR/2BA Home in St. George, LA! Located in the desirable Shenandoah Estates area of St. George, this home offers comfort and convenience in a quiet, low-traffic setting. The neighborhood is known for its low crime rate and excellent school district, with St. Michael s High School just a short walk away. Shopping, dining, and medical services are easily accessible, making everyday life simple and convenient. The home features 1, 657 sq. ft. of living space, a roof that s only three years old, and a freshly painted, well-maintained exterior. Inside, the home is ready for your personal touch. The seller is offering an allowance at closing for paint and flooring, giving buyers the opportunity to update to their own style. Step outside to a spacious backyard with a deck perfect for entertaining guests or relaxing outdoors. Additional highlights include a workshop and extra storage off the carport. Best of all, the property has never flooded.



**Barret Blondeau**  
Phone: (225) 416-6130  
Falaya

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