

**16232 Old Samuel Dr**  
Prairieville, LA 70769



Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2025017903**



**\$249,000**

**3 Bedrooms | 2 Bathrooms | 1,349 Sqft**

Charming home with incredible value! Situated on an oversized, nearly 200-foot-deep fully fenced lot, this property offers ample space and versatility. A double gate provides easy access for parking an RV, boat, trailer, or more complete with sand and rock laid beneath the grass to support additional parking. Enjoy the outdoors from the fantastic covered rear patio, perfect for entertaining or relaxing in a private backyard that backs up to a wooded tree line for added seclusion. Inside, the home features a spacious open-concept living area. The kitchen includes stainless steel appliances, with the refrigerator to remain. Additional highlights include generous storage, wiring for ADT security, a Ring doorbell, and a floodlight camera. The roof is only 4 years old, and the property is located in Flood Zone X. Conveniently located just around the corner from Prairieville Middle and a short drive to Prairieville High. Don't miss this one it's a must-see!



**Katherine Coghlan**  
Phone: (225) 610-6069  
Burns & Co., Inc.

For full listing details, please scan:

