

**17376 John Broussard Rd**  
Prairieville, LA 70769



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**MLS# 2025018483**



**\$350,000**

**3 Bedrooms | 2 Bathrooms | 2,172 Sqft**

Welcome to this adorable updated 3-bedroom, 2-bath home offering 2,172 sq ft of living space on 1.10 acres. The open floor plan features gorgeous wood floors throughout no carpet! The beautiful kitchen is equipped with a gas stove, double oven, stainless steel appliances, breakfast bar, and pantry. The spacious primary bedroom includes its own en-suite bath with a relaxing tub. Newly painted ceilings, plus new exterior paint on the doors and shutters. Nearly every light fixture and ceiling fan has been replaced, adding modern touches while maintaining charm. Step outside to enjoy covered porches on both the front and back, with improvements including added posts for support, new deck boards, and updated railings and stairs. A covered carport and plenty of parking provide convenience, while the powered workshop and powered storage shed add versatility for hobbies, storage, or pets. Exterior, concrete, and workshop all freshly pressure washed. No HOA! No Flood Insurance Required! Fridge, washer, & dryer to remain! This property has the space, updates, and extras you've been looking for! Don't miss the chance to make this move-in ready home yours schedule your private showing today before it's too late!



**Rae Broussard**

Phone: (985) 438-5555

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