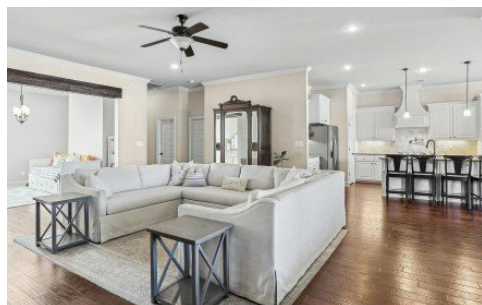


40414 Champagne Ave
Prairieville, LA 70769

 **LOGO** COMING
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MLS# 2025018672



\$455,000

4 Bedrooms | 3 Bathrooms | 2,576 Sqft

Welcome to this stunning 4BR/3BA home with an incredibly open floor plan and freshly painted interior. **NEW ROOF!!!** The home showcases beautiful wood beams, wood floors, and a spacious living room perfect for gatherings. The kitchen is a chef's dream, featuring a large island, granite countertops, stainless appliances, a wall oven and microwave, and a gas cooktop. The Living Room is very spacious with gas log fireplace and built-ins on each side. The home is **CARPET-FREE**, with newer flooring in the bedrooms. The primary suite offers separate vanities, a custom built shower, a soaking tub, and a large walk-in closet. A formal dining room adds a touch of elegance to the layout. Step outside to enjoy the fenced backyard, complete with a covered patio with ceiling fans, ideal for entertaining. The home also features gutters on the back and partial gutters on the front. This property combines style, comfort, and functionality - don't miss the opportunity to make it yours. **NEIGHBORHOOD POOL.**



Beth Alford

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