

**1314 Don Ave**  
Denham Springs, LA 70726



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

**MLS# 2025019350**



**\$120,000**

**3 Bedrooms | 1 Bathroom | 2,009 Sqft**

This 3-bedroom, 1.5-bath home is a blank canvas ready for your imagination. The interior has been fully gutted, offering a clean slate to redesign and rebuild exactly as you wish. Structural improvements have already been made, including reinforced floor joists, an 11-year-old roof, and existing ductwork for HVAC. A brand-new garage door has also been installed. Sitting on a generous 110x150 corner lot in the charming old part of Denham Springs, this property provides plenty of space for expansion, a large yard, or outdoor living projects. Conveniently located very close to restaurants, shopping, and all the amenities Denham Springs has to offer. Whether you're an investor or a homeowner looking for your next renovation project, this one has incredible potential and location on its side!



**Aaron Bond**  
Phone: (225) 281-2007  
CHT Group Real Estate, LLC

For full listing details, please scan:

