

13322 Bayou Terrace Dr
St Amant, LA 70774



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MLS# 2025021109



\$169,000

If you've ever imagined a home tucked along the water where mornings start with sunlight on the river and evenings end in quiet reflection, you'll want to explore the Amite River Diversion Canal in St. Amant, Louisiana. This offering includes a true riverfront lot with approximately 83 feet of frontage, plus the additional lot just across the street, perfect for a future workshop or garage. The riverfront lot already features bulkhead improvements, sits on high elevation, and is cleared with an exception of a cypress tree along the river bank. Over the years, the Diversion has evolved into a sought-after retreat and an escape for those who want both adventure and serenity. Here you'll find everything from cozy camps to multi-million-dollar estates, all woven into a relaxed waterfront community. One of the most unique advantages of this property is the ability to build your home on a traditional concrete slab foundation. Most riverfront properties require elevated construction with long staircases or elevators. Not here. You can enjoy single-level luxury living just steps from the water. From your backyard, you'll have direct access to countless waterways, bayous, rivers, Lake Maurepas, Lake Pontchartrain, and ultimately the Gulf. Whether you enjoy boating, fishing, or simply exploring the waterways, the Diversion is a gateway to it all. Despite its peaceful



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