

40444 Thomas Ave
Prairieville, LA 70769



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MLS# 2026002754



\$369,000

4 Bedrooms | 3 Bathrooms | 2,156 Sqft

Welcome to this beautifully designed four-bedroom, three-bathroom home with a dedicated office, located in the desirable Shadows of Ascension community with a 1 year old roof. This home was thoughtfully crafted with a true split floor plan, as it offers an ideal balance of comfort, functionality, and privacy. As you step inside, you re greeted by rich wood flooring flowing through the spacious living room, anchored by a cozy gas log fireplace that creates a warm and inviting atmosphere. The heart of the home is the kitchen, featuring granite countertops, custom cabinetry, ample prep space, a walk-in pantry, a gas stove top with pot filler, a self-cleaning wall oven, and a built-in microwave perfectly designed for both everyday living and entertaining. Just off the garage entry, a convenient mud room area that helps keep everything organized. The dedicated office provides a flexible space ideal for working, studying, or pursuing hobbies. The primary suite is a relaxing retreat with updated lighting and an ensuite bath that features a dual vanity, separate shower, a huge walk in closet and a jetted soaking tub designed for comfort and relaxation. An additional bedroom includes its own private ensuite bath, offering versatile use for a variety of needs. Outdoor living is just as impressive, with a screened-in porch and fully fenced backyard, creating an ideal space for



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