

**39076 David Dr**  
Prairieville, LA 70769



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**MLS# 2026002230**



**\$499,900**

**4 Bedrooms | 3 Bathrooms | 2,382 Sqft**

Bring all offers! Motivated seller, and seller is offering concessions! Competitively listed well below appraised value! This rare 2+ acre Prairieville property in Ascension Parish's top-rated school district features a fully renovated ranch-style home offers exceptional privacy and modern upgrades. Listed well BELOW its appraised value, this 4-bed, 3-bath layout includes a completely redesigned master suite with a custom 4'7" tile shower, freestanding tub, double vanity, and an oversized walk-in closet. A brand-new full bath was added in 2025, and the two downstairs bedrooms were fully gutted and rebuilt with new insulation, sheetrock, flooring, and closets. All electrical and plumbing throughout the home have been replaced, and every room features new paint, fixtures, and updated finishes. Structural improvements include new piers with termite blocks for long-term stability. New flooring spans the bedrooms, foyer, and living room, and a spacious enclosed back porch provides year-round enjoyment. Outside, a large steel workshop with two roll-up doors offers substantial storage and workspace. Two covered concrete parking bays are ideal for boats, campers, or trailers, and the home includes an additional covered parking spot. The property is quiet, private, and unusually large for the area. Homes with this combination of acreage, location, and



**Chelsea Patin**  
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