

**823 Oaks Ave**  
Port Allen, LA 70767



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**MLS# 2025021846**



**\$326,000**

**4 Bedrooms | 2 Bathrooms | 2,071 Sqft**

There's room to grow in this 4-bedroom, 2-bath home situated on two and a half lots in The Oaks S/D. With Rivault Park directly behind the property and scenic views of the Mississippi River Bridge, this home offers a perfect blend of space, comfort, and community. In 2025, the home was repainted on the exterior, a new roof was installed, and a new HVAC with a 10 Yr warranty. Enter from the carport into a large kitchen featuring custom-built cabinetry, abundant storage, ceramic tile flooring, a pantry, and a breakfast bar. The open dining area flows seamlessly from the kitchen ideal for family meals and entertaining. All four bedrooms are generously sized with ceiling fans, natural light, and convenient access to either of the two full bathrooms. A huge family room overlooks the fenced backyard and opens to the covered patio through double sliding glass doors an inviting space for gatherings or quiet evenings at home. Don't miss the bonus room tucked away off the family room that would make the perfect home office, craft room, or exercise space, complete with a full wall of built-in storage. The expansive workshop provides flexibility for storage, a game room, hobbies, or lawn equipment. With a roll-up door, moving items in and out is a breeze. The backyard borders Rivault Park, offering quick access to the walking track, playground equipment, and a



**Aimee Blount**  
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