

18398 Magnolia Est
Prairieville, LA 70769



LOGO COMING
SOON

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MLS# 2026004278



\$379,900

4 Bedrooms | 2 Bathrooms | 2,150 Sqft

RARE!! Unique opportunity to own a versatile property situated on a generous 125 x 285 lot, surrounded primarily by established commercial properties. This non-conforming residential property offers flexibility and long-term potential, including the possibility of commercial use with parish approval. This 2,100 sq ft mobile home features: 4 bedrooms, 2 full baths, front living room plus rear den/bonus living area, nice laundry room with side door for convenience, open kitchen flowing into dining area, and additional second living room, split floor plan with private primary suite separated from additional bedrooms. Interior has been renovated in neutral colors, roof is only 2 years old, Septic 2025, and AC serviced yearly. For buyers needing extra land, storage space, or room for boats, RVs, trailers, or work equipment this property could be where looking for! Conveniently located near the interstate, grocery stores, restaurants, and shopping. Property offers space, flexibility, and opportunity in a highly accessible location. Mobile home on slab and spray foam underneath! Non Conforming Residential. Any Rezoning must be done by Buyer.



Fred Graham

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La Real Estate Investments, Inc

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