

37120 Kathleen Ave
Prairieville, LA 70769



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MLS# 2026004492



\$350,000

4 Bedrooms | 3 Bathrooms | 2,870 Sqft

Welcome home to this spacious and thoughtfully updated Prairieville property ideally located just minutes from I-10, offering both convenience and comfort in one beautiful package. From the moment you arrive, you'll appreciate the pride of ownership and recent improvements, including a brand-new roof and fresh interior finishes that make this home truly move-in ready. Step inside to discover a bright, inviting layout featuring fresh paint and stylish flooring throughout completely carpet-free for easy maintenance. A large formal living room highlighted by a charming bay window welcomes you in, while the separate dining room provides the perfect space for hosting family dinners or holiday gatherings. Just beyond, the open kitchen and family room create the heart of the home, where a cozy gas fireplace and abundant natural light make everyday living and entertaining effortless. A breakfast area nearby offers the perfect spot for morning coffee while overlooking the backyard. Upstairs, the expansive primary suite is truly a retreat, featuring an impressive 20' x 14' sitting area that could easily serve as a private lounge, reading space, or secondary living area, along with a convenient office nook for working from home. Outside, you'll find a large fully fenced backyard offering plenty of room for outdoor entertaining, play, or simply



Brennan Eschete

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The W Group Real Estate LLC

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