

**1304 Walnut Dr**  
Morgan City, LA 70380



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**MLS# 2026006140**



**\$345,000**

**3 Bedrooms | 2 Bathrooms | 2,489 Sqft**

Welcome to 1304 Walnut Drive a rare waterfront opportunity in the heart of Morgan City offering the perfect blend of comfort, space, and outdoor living. This well-designed home features 2,489 sq ft of living area with three bedrooms and two and a half bathrooms. From the moment you arrive, the private front courtyard and spacious foyer create a warm and inviting entrance. Inside, you'll find a large family room with dining area, along with a second expansive living space anchored by a wood-burning fireplace and a wall of windows showcasing beautiful canal views. The kitchen is both functional and inviting, complete with granite countertops, an island, abundant cabinetry, and a breakfast nook. A conveniently located half bath sits just off the kitchen perfect for guests. The primary suite offers a comfortable retreat with a split-entry en suite bath, while the additional bedrooms provide plenty of room for family or guests. A large laundry room with a dedicated craft/office area adds flexibility for everyday living. Step outside and you'll quickly see what makes this property truly special. Situated on a lot and a half with 85 feet of street frontage, the backyard offers ample space to relax and entertain, including a covered patio overlooking the canal. Boating enthusiasts will love the private boat launch, spacious dock, and direct access to Lake Palourde and



**Paula Stephens**

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Anslum Real Estate, LLC

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