

8489 Lebeau St
Livonia, LA 70755



LOGO COMING
SOON

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MLS# 2026006586



\$275,000

5 Bedrooms | 2 Bathrooms | 2,203 Sqft

Priced \$32,000 below recent appraisal! Located on a quiet, sought after street in Livonia, this one of a kind shop house offers 5 bedrooms, 2.5 bathrooms, an upstairs bonus space and a huge workout/storage room. The cozy living room features soaring ceilings with a wood burning fireplace with a gas starter and opens to your spacious dining area. The kitchen entry is framed by a beautiful wood beam with custom cypress cabinetry, stainless steel appliances, plenty of counter space and a pantry. The primary suite features a walk in closet with en suite bathroom that includes a separate shower and garden tub. Off the kitchen, you'll find a conveniently located laundry room with tons of storage space and a drop zone. Bonus: Over 600 square foot workout room, shop, storage space! 3 additional bedrooms and 1.5 bathrooms on the first floor with one bedroom and bonus space upstairs. Conveniently located near Hwy 190, this home offers both tranquility and accessibility. Schedule your appointment today to see this unique home!



Shay Hannan

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Property First Realty Group

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