

40502 Mary Ann St
Prairieville, LA 70769



LOGO COMING
SOON

Powered by homes.theadvocate.com

MLS# 2026007476



\$234,900

3 Bedrooms | 2 Bathrooms | 1,405 Sqft

Discover this inviting 3-bedroom, 2-bath home in Prairieville, offering 1405 sqft of comfortable living on a peaceful half-acre lot. Completely renovated in 2009 and includes 2024 updates such as fresh interior and exterior paint, new light fixtures, ceiling fans, and mirrors throughout, a new tankless water heater, new exterior doors, and over 1,000 sq ft of blown insulation added to the attic for improved comfort and efficiency. Inside, bamboo plank flooring flows throughout the home. The kitchen features granite tile countertops and a gas cooktop, while the primary suite offers an ensuite bath with double vanity, separate tub and shower, and a private water closet. Situated on a quiet street near the corner of Hwy 42 and Hwy 44, this home provides easy access to groceries, shopping, dining, and major routes throughout Prairieville. The spacious half-acre lot offers plenty of room to enjoy outdoor living in a serene setting with no HOA. This well-cared-for home combines thoughtful updates, classic comfort, and convenient location. Some images may contain virtual staging.



Joshua Rawson
Phone: (225) 999-6300
eXp Realty

For full listing details, please scan:

