

**17039 Abita Ave**  
Prairieville, LA 70769



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2026006824**



**\$375,000**

**3 Bedrooms | 3 Bathrooms | 2,150 Sqft**

Great Location!! Roof only a few years old! Home Generator! 3 Bedroom home with spacious office that is large enough to be a 4th bedroom if needed. Upon entering the foyer you will see the great spacious floor plan with the dining room to the left and living room straight ahead. The living room is great size, neutral colors and has lots of windows for natural light. The kitchen was just updated in 2025 and features a gas range, an island, beautiful countertops, ample cabinets for storage and has a breakfast area. Just beyond the kitchen you will find a nice size laundry room with a sink and additional cabinets for added storage. The office (could possibly be used as a 4th bedroom if needed) and a full bath are also located in this hall. 2 of the bedrooms, a full bathroom are located towards the front of the home. The primary bedroom is off the living area as well and towards the back of the home. It is very spacious and has an en suite bathroom with dual sink vanity, jetted soaking tub, separate shower, water closet and large walk-in closets. The patio area is oversized and has great views of the backyard. In 2022 the roof was replaced and the whole house generator installed, 2023 the new HVAC system was installed, a brand new dining window in 2024 and 2025 all new paint, added some gutters, installed a fence, updated the kitchen and



**Katie Mondulick**  
Phone: (225) 603-8905  
Coldwell Banker ONE

For full listing details, please scan:

