

**40157 Parker Rd**  
Prairieville, LA 70769



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**MLS# 2026006248**

## Key features

Detached 1 BR/1 BA Apartment

40 x 30 2-Bay Workshop

Saltwater Pool/Spa

Pool House + Outdoor Pavilion

Home Generator

Remodeled Kitchen + Other Upgrades



**\$520,000**

**3 Bedrooms | 2 Bathrooms | 1,640 Sqft**

Beautifully renovated and thoughtfully designed, this property offers the perfect blend of comfort, functionality, and entertainment. The 3-bedroom, 2-bath main home features new wood flooring, fresh paint, and detailed trim work throughout, along with a brand-new kitchen showcasing custom cabinetry. The dining area is highlighted by a large bay window with automatic shades overlooking the pool and backyard, while a gas fireplace adds warmth and charm to the living space. Connected by an expansive 1,000 sq. ft. carport, you'll find a spacious 1-bedroom, 1-bath apartment complete with living/dining area, kitchenette ideal for guests or extended family. The outdoor amenities are exceptional, featuring a heated and cooled fiberglass pool with a spa/spillover, along with a 20x16 pool house and a 23x15 covered pavilion perfect for entertaining. Additional features include a 40x30 two-bay workshop with an attached carport and large automatic gate, a whole-home 26kW generator servicing the entire property, and a generous -acre lot enclosed by a 6-ft hurricane-rated vinyl privacy fence. With a newer roof and HVAC, no HOA, and located in Flood Zone X (per LSU Flood Map), this home also falls within Prairieville Primary, Middle, and the new Prairieville High School district (per apsb.org). Don't wait! Schedule your private tour of this one of a kind property



**Angi Bourque**

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CENTURY 21 Bessette Flavin

For full listing details, please scan:

