

**26461 Avoyelles Ave**  
Denham Springs, LA 70726



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**MLS# 2026008074**



**\$265,000**

**4 Bedrooms | 2 Bathrooms | 1,998 Sqft**

The wait is over! This Beautiful 4 bedroom, 2 full bath home is located in Livingston Trace, a very desirable community of Denham Springs. Major systems have been updated with a newer roof, HVAC system, and water heater, plus the added peace of mind of a whole house generator. The home features a spacious, fully fenced backyard that backs up to the woods, offering privacy and a peaceful setting. Enjoy outdoor living under the extended covered back patio with beautiful landscaping, perfect for relaxing or entertaining. A storage shed adds extra convenience. Inside, the home offers a functional layout with great natural flow. You will love the huge living room with vaulted ceiling and wall of windows letting in tons of natural light. The kitchen features many cabinets for storage and updated stainless steel appliances. New Carpet will be installed in the primary bedroom and two of the guest bedrooms prior to closing, at buyers request. The neighborhood includes four ponds for residents to enjoy and is part of a growing area known for its strong sense of community and great schools. A wonderful opportunity to own a well-maintained home in a highly sought-after location. This property is in Flood Zone X, has never flooded, and does not require flood insurance. Some empty rooms have been virtually staged with furniture and carpet. Don't



**Melody Newman**

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