

**45046 Riverside Estates Dr**  
St Amant, LA 70774



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**MLS# 2026008564**



**\$385,000**

**4 Bedrooms | 3 Bathrooms | 2,446 Sqft**

Spacious, versatile, and packed with upgrades this 4 bedroom, 3 bathroom home in Riverside Estates offers over 2,400 living sq ft on a fully fenced .64 acre lot with an attached apartment, workshop, whole-home generator, and more. Inside, you'll find an open floor plan with bamboo flooring throughout the living room, office, and bedrooms, laminate flooring in the kitchen, 3cm granite countertops, stainless steel appliances, and a 5-burner gas stove. The primary bath features a custom tile shower, and the home also includes a tankless water heater for added efficiency. A standout feature is the attached apartment complete with its own private entrance and exit, kitchenette, attic access, mini split AC system, and handicap-accessible bathroom ideal for guests, multigenerational living, rental potential, or a home office setup. Outside, the property continues to impress with a large triple-wide concrete driveway, double carport, fully fenced yard with a 12 ft drive-through gate, insulated 12x20 lofted barn with AC and electricity, and a 12x30 insulated workshop with electricity, mini split system, roll-up door, and ramp access. The home has seen numerous updates and improvements over the years including a roof replaced in 2020, gutters added in 2023, and so much more! This one is truly a must see! Call for your private



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