

**36498 Manchac Crossing Ave**  
Prairieville, LA 70769



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**MLS# 2026006303**



**\$365,000**

**3 Bedrooms | 2 Bathrooms | 1,906 Sqft**

This beautiful 3-bedroom, 2-bathroom home offers 1,906 square feet of living space, situated in a highly desirable school district with convenient access to I-10 via both Highland Road and Hwy 73 through Bluff Road. Step inside to discover stunning cypress cabinetry in both the kitchen and living room. The spacious backyard is a true retreat, featuring an in-ground gunite saltwater pool, perfect for relaxation and entertainment. Additionally, a well-built 12'x20' storage building, anchored on a solid concrete slab, provides ample storage with its workbench and pegboard for easy tool organization. The home boasts a host of upgrades, including double-hung windows with a transferable lifetime warranty and stylish wood laminate flooring throughout. The cozy breakfast area is enhanced by beautiful cypress beams and a charming bay window, while the primary bedroom features walk-in closets for added storage. A jetted tub and ceramic tile countertops in the kitchen elevate the home's appeal. Transoms over the den's case opening provide extra light and airiness. Recent improvements include the installation of a rain gutter system around the back patio, enhanced drainage for the pool area, and an automatic iron gate for added security and convenience. With all these fantastic features and upgrades, this home truly has it all! Flood Zone "X" Photos



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