

17203 Rue Village
Prairieville, LA 70769



LOGO COMING
SOON

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MLS# 2026009443



\$299,900

3 Bedrooms | 2 Bathrooms | 1,808 Sqft

Welcome to this beautifully maintained home in a sought-after 55+ community in the heart of Prairieville. Offering 3 bedrooms, 2 baths, and over 1,800 living square feet, this Traditional-style home combines comfort, functionality, and low-maintenance living. The inviting brick exterior, landscaped curb appeal, **SPACIOUS DOUBLE GARAGE**, and **NEW ROOF** create a warm first impression from the moment you arrive. Inside, you'll find an open and well-designed layout featuring **CROWN MOLDING**, **HIGH CEILINGS**, **CERAMIC TILE FLOORING**, a **GAS-LOG FIREPLACE**, and a dedicated **OFFICE SPACE** perfect for hobbies or working from home. The kitchen offers abundant **CUSTOM WOOD CABINETRY**, **GRANITE COUNTERTOPS**, pantry storage, **GAS COOKTOP**, wall oven, **REFRIGERATOR TO REMAIN**, and a **CENTER ISLAND** ideal for meal prep and entertaining. The spacious primary suite includes an en suite bath with **DOUBLE VANITIES**, a **SOAKING TUB**, **SEPARATE SHOWER**, **WALK-IN CLOSETS**, and a private water closet. Enjoy outdoor living year-round with a **COVERED AND SCREENED PATIO** overlooking the **FULLY FENCED BACKYARD**. Additional features include a laundry room with **UTILITY SINK**, **OUTDOOR SPEAKERS**, and rain gutters. Conveniently located near shopping, dining, and major roadways, this home offers the perfect blend of



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