

**16012 Hwy 431**  
Prairieville, LA 70769



**LOGO** COMING  
SOON

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**MLS# 2026010615**



**\$460,000**

**4 Bedrooms | 3 Bathrooms | 1,622 Sqft**

SELLER SAYS IT HAS TO GEAUX!! APPRAISED AT \$509, 000! Rare opportunity to own just over 12 acres in the heart of Prairieville! Stretching from Highway 431 to the levee, this unique property offers a combination of privacy, recreation, and versatility that is becoming increasingly difficult to find in Ascension Parish. The main home features spacious living areas, an oversized kitchen with abundant cabinetry and a large center island, updated flooring, and a neutral color palette. Large windows provide beautiful views of the surrounding property and fill the home with natural light. A detached accessory dwelling unit adds exceptional flexibility and includes its own bedroom, bathroom, kitchen, and living area, making it ideal for guests, extended family, a private office, or additional living space. Outdoor enthusiasts will appreciate the stocked freshwater pond filled with bass, catfish, and other species, along with wooded acreage frequented by deer, wild turkey, wild hogs, rabbits, squirrels, raccoons, and other native wildlife. Whether you enjoy fishing, hunting, ATV riding, exploring nature, or simply relaxing in a peaceful setting, this property offers endless opportunities right outside your door. The property's unique location extending to the levee provides an added sense of security and peace of mind while also creating a



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For full listing details, please scan:

