

15278 Ariana Ave
Prairieville, LA 70769



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MLS# 2026010985



\$530,000

4 Bedrooms | 3 Bathrooms | 2,860 Sqft

Dutchtown Schools, 2 year old roof, and brand new HVAC! Located on a dead-end street, this beautifully maintained 4 bedroom, 3 bathroom plus loft home blends modern updates with timeless southern charm. Inside, you'll find an inviting open-concept floor plan where the living and kitchen areas seamlessly connect beneath stunning brick archways that add warmth, character, and distinctive southern flair. The primary suite is designed for comfort and functionality, featuring dual vanities, tile shower, soaking tub, and dual closets-one of which provides direct access to the laundry room for added convenience. Upstairs, a versatile landing area with a built-in computer nook offers endless possibilities as a home office, study area, or media space. Step outside and discover what truly sets this property apart. The fully fenced backyard features a covered patio, an oversized concrete area for entertaining, and a stunning Southern Live Oak Tree estimated to be more than 250 years old. This remarkable tree creates a backdrop while providing shade and beauty that simply cannot be replicated. Recent improvements include a 2-year-old roof and a brand NEW HVAC system, providing peace of mind for years to come. Renaissance Subdivision includes a community pool, two ponds, and is in the highly rated Ascension Parish School District: Bluff Ridge



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