

40111 Trace Court
Prairieville, LA 70769



LOGO COMING
SOON

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MLS# 2026010677



\$274,900

3 Bedrooms | 2 Bathrooms | 1,564 Sqft

Welcome home to this beautiful 3-bedroom, 2-bathroom home located in the desirable Highland Trace Subdivision. Featuring an open-concept floor plan, this home offers a functional layout that is perfect for both everyday living and entertaining. The kitchen features granite countertops, undermount sinks, modern appliances, and ample cabinet space. The spacious primary suite includes a double vanity, private bath, and walk-in closet, while bedrooms 2 and 3 also offer generous walk-in closets. Luxury vinyl plank flooring runs throughout the main living areas and wet spaces, complemented by recessed lighting and ceiling fans. Enjoy outdoor living on the covered rear patio overlooking the backyard. Additional features include a smart Wi-Fi thermostat, tankless gas water heater, low-E energy-efficient windows, smoke and carbon monoxide detectors, an automatic garage door with two remotes, architectural shingle roof, and attractive landscaping. Being less than five years old, this home may still benefit from portions of the original builder warranties, offering added peace of mind to the next owner. Combining modern finishes, energy-efficient features, and a sought-after location, this home is ready for its new owner. Schedule your private showing today!



Joy Russell

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