

11440 River Highlands Drive
St Amant, LA 70774



LOGO COMING
SOON

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MLS# 2026010786



\$460,000

3 Bedrooms | 2 Bathrooms | 2,071 Sqft

Welcome to life on the Diversion Canal! Wake up to breathtaking sunrises and unwind with spectacular sunsets from this beautifully updated waterfront home. Offering 3 bedrooms, 2 bathrooms, and 2,071 square feet, this home features an inviting floor plan with spacious living areas, oversized bedrooms, and generously sized bathrooms. The secondary bathroom is so spacious it feels like a second primary suite bath. The cozy living room centers around a beautiful brick corner fireplace, creating the perfect place to relax after a day on the water. Recent updates include neutral paint colors, updated flooring, and a refreshed kitchen that's both stylish and functional. An oversized laundry room with a mudroom provides exceptional storage and convenience. Major improvements provide peace of mind with a new roof installed in 2021 and a brand-new 5-ton Trane HVAC system installed in June 2026, complete with a transferable 10-year warranty. Step outside to approximately 100 feet of fully bulkheaded waterfront, where you'll have the rare opportunity to create your own custom waterfront retreat. Whether you envision a boathouse, fishing pier, boat lift, expansive deck, outdoor kitchen, or an incredible entertaining space, this property gives you the freedom to build exactly what fits your lifestyle. Rather than inheriting someone else's vision,



Jace Babin

Phone: (225) 571-8988

Magnolia Roots Realty LLC

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