

**117 Ledet Drive**  
Thibodaux, LA 70301



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2026011585**



**\$162,000**

**3 Bedrooms | 1 Bathroom | 1,122 Sqft**

Well-maintained 3-bedroom, 1-bath home conveniently located near Nicholls State University. This property offers a great opportunity for investors, students, faculty, or anyone looking to enjoy the convenience of nearby shopping, dining, and campus life. The home is currently tenant occupied and rented for \$1,350 per month, providing immediate income potential. Please do not disturb tenants. 24-hour notice required for showings.



**Amber Tuten**

Phone: (985) 251-8878

**CENTURY 21 ACTION REALTY, INC. -  
THIBODAUX**

For full listing details, please scan:

