

37188 Lakeshore Ave
Prairieville, LA 70769



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MLS# 2026011819



\$539,000

4 Bedrooms | 3 Bathrooms | 2,600 Sqft

Experience luxury lakefront living in this beautifully updated home in the highly sought-after Dutchtown School District. Situated on one of the neighborhood's largest lots and shaded by two beautiful Live Oak trees, this exceptional property offers a desirable 3-way split floor plan featuring 4 spacious bedrooms, a dedicated office, and 3 full bathrooms. Designed for both everyday living and entertaining, the home showcases soaring ceilings, abundant natural light, updated wood-look ceramic tile flooring, and a stunning primary suite with a completely remodeled spa-inspired en suite. The kitchen features quartz countertops, stainless steel appliances, and generous storage in a stylish yet functional layout. Step outside to your private waterfront retreat complete with a gunite pool, breathtaking lake views, screened porch, extended covered patio, and an impressive outdoor kitchen featuring premium appliances, granite countertops, and bar seating. The newly installed fully fenced backyard provides both privacy and peace of mind, with two separate access gates offering added convenience and easy access. Thoughtfully updated and meticulously maintained, this home features two new A/C units, updated attic insulation, a resurfaced pool, enhanced landscaping, a security system, surround sound, and numerous additional



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