

709 Federal Avenue
Morgan City, LA 70380



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MLS# 2026011836



\$225,000

3 Bedrooms | 2 Bathrooms | 2,526 Sqft

Welcome to 709 Federal Avenue, a stately Creole French Colonial-style home and Morgan City landmark offering timeless architecture, expansive double galleries, and exceptional versatility just steps from Lawrence Park, home to the renowned Louisiana Shrimp & Petroleum Festival and the Spirit of Morgan City Christmas Festival. Rich in character and historic appeal, this remarkable property offers approximately 2,526 square feet of living space featuring 3 bedrooms, 3 bathrooms, spacious rooms, and the architectural details that make historic homes so desirable. Expansive double front porches overlook the beautiful front yard, complete with a charming fountain and majestic oak trees that create an unforgettable first impression. A unique feature of the home is its 540-square-foot flex space, formerly configured as two bedrooms and a full bathroom before being converted into a beauty salon. Today, this area offers endless possibilities and could easily serve as additional bedrooms, a private guest suite, home office, studio, recreation room, or be reimagined as a space for a home-based business. The property's mixed residential/commercial zoning provides flexibility for both residential living and select commercial uses. The rear of the property is equally impressive, featuring extensive paved parking, a large covered patio ideal for



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