

**36435 Manchac Crossing Ave**  
Prairieville, LA 70769



**LOGO** COMING  
SOON

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**MLS# 2026012229**



**\$337,500**

**3 Bedrooms | 2 Bathrooms | 1,878 Sqft**

Welcome to desirable Manchac Crossing! This well-maintained 3-bedroom, 2-bath home offers a spacious den with fireplace, built-ins and a wall of windows. In the kitchen you will find a gas stove top, granite counters, lots of cabinets, Island, built-in wine fridge and a corner sink. The spacious primary suite features a privacy door to the patio and an updated en-suite bath with a beautiful walk-in shower and 2 walk-in closets. Updates that have already been completed, a new roof (2024), approximately 4-year-old HVAC system, and a 24kW Generac whole-home generator, providing year-round comfort and security. The interior has been freshly painted, making this home truly move-in ready. Step outside to enjoy the extended covered patio and fully fenced backyard - perfect for entertaining. A powered privacy gate provides secure driveway access, while the outdoor storage shed offers additional space for tools and lawn equipment. Located in Flood Zone X and is situated within the top-rated Ascension Parish School District. Conveniently located near shopping, dining, and easy access to I-10, this is an exceptional opportunity to own a home in one of Prairieville's most desirable neighborhoods.



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The Market Real Estate Co

For full listing details, please scan:

