

42300 Cannon Rd
Gonzales, LA 70737



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MLS# 2026013981



\$230,000

2 Bedrooms | 2 Bathrooms | 1,121 Sqft

42300 Cannon Rd, Gonzales, LA 70737 2 bed / 2 bath 1,121 sq ft .98 acre Nearly a full acre in Gonzales is the headline here, and it's what sets this 2-bedroom, 2-bath home apart. The .98-acre corner lot carries frontage on two roads, with open lawn wrapping the home and a stand of mature hardwoods toward the rear. There's usable ground in every direction room to add a shop, a garden, a covered parking structure, or simply keep some distance from the neighbors. Land like this inside Ascension Parish doesn't come up often. The home sits behind a deep, level front lawn shaded by mature trees, with a full-width covered front porch and a crisp white exterior. A gravel drive runs alongside. Inside, 1,121 square feet lives larger than the number suggests, with the main living area opening directly into the dining space and kitchen so everything stays connected and easy to use. Laminate flooring runs throughout, and neutral paint with chair rail trim keeps the whole home light and move-in ready. The kitchen anchors the layout with wood cabinetry, granite countertops, a painted brick backsplash, and stainless appliances including the range and dishwasher. A window above the sink brings in natural light, and an exterior door off the dining area makes grilling and grocery runs simple. Both bedrooms include ceiling fans and oversized windows, and



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