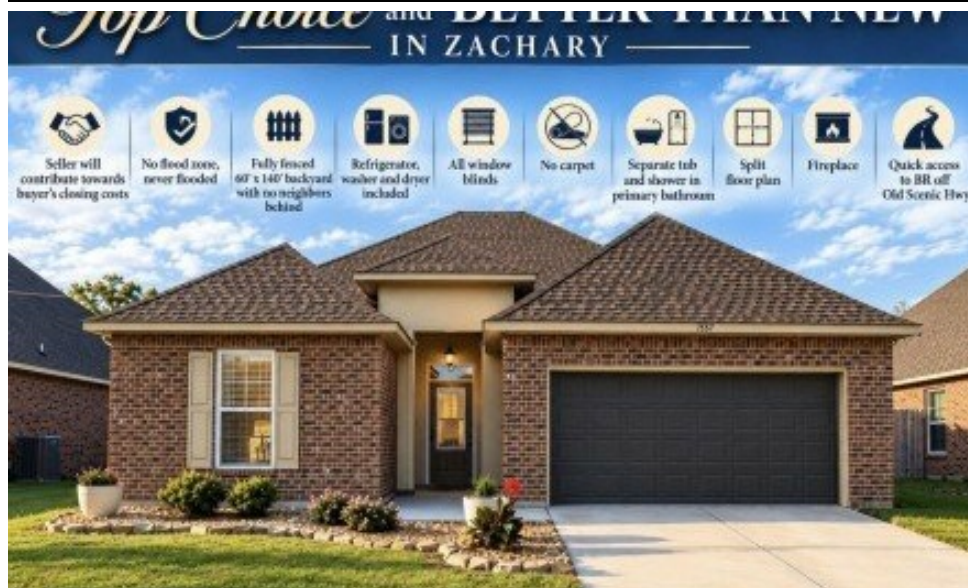


**1337 Cedar Trail Ave**  
Zachary, LA 70791

 **LOGO** COMING  
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**MLS# 2026018275**



**\$254,900**

**3 Bedrooms | 2 Bathrooms | 1,707 Sqft**

SELLER WILL CONTRIBUTE TO BUYER'S CLOSING COSTS! TOP Choice AND Better than New! Welcome to this beautifully maintained 3 bedroom + Office Nook, 2 bath home, 8 yrs old, in desirable Cedar Bend, one of Zachary's charming sidewalk communities located just off Scenic Highway with convenient access to Baton Rouge while enjoying all the benefits of the Zachary lifestyle and top-rated schools. Tucked toward the back of the subdivision, this home offers a quieter setting with a cozy neighborhood feel and small-town charm. Situated in Flood Zone X, no flood insurance is required, NEVER flooded. Inside, the spacious open layout is enhanced by high ceilings and a split floor plan with the primary suite privately located at the rear of the home. The living room features beautiful wood flooring, a gas log corner fireplace with wood mantel, and plenty of natural light. The kitchen offers granite countertops, tiled backsplash, ceramic tile flooring, smooth top electric range, recently replaced over-the-range microwave, dishwasher, and refrigerator that remains. Washer and dryer are also included. A dedicated built-in office desk/computer nook provides the perfect work-from-home or homework space. Enjoy NO carpet anywhere with wood flooring in the living room and all bedrooms, plus ceramic tile in the kitchen, dining, foyer, laundry room,



**Kara Horne**

Phone: (225) 276-7765

Dawson Grey Real Estate

For full listing details, please scan:

