

NEW



Ascension Parish Home

0.99 +/- Acres | Ascension Parish, LA | \$395,000



ADDRESS

40215 Marie Rd.
Prairieville, LA 70769

LOCATION

Cecil James to Marie Rd. property sits on the left side of the road last house on the dead end

PROPERTY SUMMARY

Beautiful 4-Bed, 3-Bath Home on Nearly an Acre in Prairieville – Pool, Cabana, Office, No HOA, Flood Zone X

Welcome to 40215 Marie Rd.—a spacious, well-maintained 4-bedroom, 3-bath home with a dedicated office on a private 0.99-acre lot in Prairieville. Located in Flood Zone X (no flood insurance required), this property also features no HOA and a new roof for added peace of mind. Zoned to top-rated Oak Grove Primary, Prairieville Middle, and Prairieville High, this is an ideal spot for families. Enjoy a backyard oasis with a sparkling pool, large cabana, full fence, and plenty of green space. Inside, you'll find an open layout, quality finishes, and a flexible office space perfect for working from home. A premium security system adds modern safety and convenience. This move-in ready home offers comfort, space, and freedom—just minutes from Prairieville's best schools, shops, and restaurants. A rare find you won't want to miss!

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National Land Realty
37283 Swamp Road
Unit 702
Prairieville, LA 70769
Nationalland.com



Matthew Pope
Office: 225-320-0759
Cell: 225-333-0580
Fax: 864-331-1610
matthew.pope@nationalland.com

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