

915 Main
Cankton, LA 70584



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MLS# 2600006980



\$169,000

2 Bedrooms | 2 Bathrooms | 875 Sqft

This charming Cottage-style home sits on a beautiful 1.1-acre lot right on Main Street in Cankton, offering space, shade, and incredible potential. The property features mature trees, a partially fenced backyard perfect for pets, and a unique active water well while still being fully connected to city water for everyday convenience. Inside, the home blends character and updates with antique wood floors, reclaimed beam accents, fresh paint, and modern improvements including new central AC, updated electrical, plumbing, and septic (2021). A detached garage measuring 20'x26' adds storage, workspace, or hobby options. The open lot next to the home is a standout feature-ideal for an investor interested in adding another rental unit or small structure thanks to the generous acreage and layout. With its excellent Main Street visibility, this property also offers strong commercial potential. It would make a great location for a law office, title company, beauty shop, or other small business looking for easy access and high visibility. Whether you're looking for a home, an investment, or a small commercial opportunity, this property offers flexibility and room to grow.



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Reliance Real Estate Group

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