

**113 Canton**  
Youngsville, LA 70592



Powered by [homes.theacadianaadvocate.com](https://homes.theacadianaadvocate.com)

**MLS# 2600005400**



**\$236,000**

**3 Bedrooms | 2 Bathrooms | 1,372 Sqft**

Seller is offering up to \$5,000 toward closing costs with an acceptable offer! Welcome to 113 Canton Court in Wells Landing Subdivision! Built by Manuel Builders, this meticulously maintained 3-bedroom, 2-bathroom home offers 1,372 square feet of comfortable living space in the heart of Youngsville. Over the past two years, the entire interior has been freshly painted, all carpet has been replaced with flooring throughout, and new ceiling fans have been installed in the bedrooms. Additional recent updates include a new microwave, dishwasher, and kitchen sink. The open-concept floor plan is perfect for both everyday living and entertaining, with the spacious living area flowing seamlessly into the kitchen and dining spaces. The primary suite offers plenty of room to relax and features dual vanities, a tub/shower combination with a sliding glass door, and a walk-in closet with built-in shelving. Bedrooms two and three are located down the hall, along with the second bathroom, providing privacy from the primary suite. Conveniently located directly across from the primary bedroom, the laundry room offers easy access and functionality. Step outside to enjoy the covered side porch or the spacious backyard, perfect for relaxing or spending time with family and friends. The home is within walking distance of the community ponds and is centrally



**Sam Hayes**  
Phone: (337) 680-0233  
Real Broker, LLC

For full listing details, please scan:

