

**226 Audubon**  
Lafayette, LA 70503



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**MLS# 2600003440**



**\$259,980**

**4 Bedrooms | 2 Bathrooms | 2,164 Sqft**

Location! Location! Location! This property is in a highly sought after school district - Woodvale, LJ Alleman, and Lafayette High. This stunning 4 bedroom, 2 bath home is located within walking distance of the oil center, Ochsner, Girard Park, shopping, and restaurants. The updated kitchen features granite tile countertops, new wood cabinetry, and opens up to the dining/living space for easy entertaining. This home features wood laminate and tile flooring throughout with a fenced in backyard. The roof was replaced in 2018 and the home has never flooded and doesn't require flood insurance as it is located in Flood Zone X. All windows have been updated with brand new ones in the amazing Great Room, which has tons of natural light and in the rear of the home perfect for entertaining or relaxing after a long day. The recessed lights and some fixtures throughout have also been recently enhanced and the floors, bathtub/shower and armoire in the primary bathroom are new! The serene, perfectly located home is ready for its new owners! Listing agent is partial owner of property.



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