

9425 Coulee Kinney
Abbeville, LA 70510

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MLS# 2600008470



\$365,000

4 Bedrooms | 2.5 Bathrooms | 2,292 Sqft

New Price! Welcome home to this well-maintained all-brick home offering approximately 2,292 square feet of living space, 4 bedrooms, an enclosed sunroom all situated on approximately 1.5 acres with beautiful mature trees and plenty of room to spread out. Inside, you'll appreciate the open floor plan, spacious living room and large dining area, along with an inviting kitchen offering abundant cabinetry and a pantry. The home features no carpet, with ceramic wood-look tile and 18-inch tile flooring throughout. All four bedrooms offer generous space and large closets, while the impressive 10' x 13'6" primary closet includes built-in storage. A large hallway storage closet provides even more room for organization. The enclosed sunroom and bonus room offer flexibility for whatever fits your lifestyle--whether you need a home office, hobby space, playroom, guest area, additional living space, or potential in-law accommodations. The 4th bedroom includes a half bath and has room to potentially add a shower, subject to buyer verification and applicable requirements. Outside, the approximately 1.5-acre property provides plenty of space and possibilities. The long driveway offers abundant parking for vehicles, boats, trailers, recreational equipment or whatever you need to accommodate--without the restrictions of a typical subdivision setting. A convenient storage



Suzanne D'Ambrosio
Phone: (832) 509-9422
Epique Realty

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