

104 Shady Park
Lafayette, LA 70508



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MLS# 2600009097



\$260,000

3 Bedrooms | 2 Bathrooms | 1,785 Sqft

This meticulously maintained 3-bedroom, 2-bathroom residence offers a rare combination of modern upgrades and desirable community amenities. The property has benefited from a comprehensive, documented investment in its structure and systems, ensuring peace of mind for the discerning buyer. The home's exterior has been extensively renewed, featuring a new roof installed in April 2020, which also includes the detached shed roof. The Trane HVAC is less than 10 years old and had added in 2026 new 18' ducts for better air efficiency. Recent enhancements also include new siding, to the front of the home and shed. New upgraded front, back and garage hall entrance doors with lighting. A new garage door was installed, with subsequent servicing. New side gates, fencing, and front decking were added in 2026, along with updated flood lighting around the perimeter of the home and shed. And new patio ceiling with recess lights added. Inside, the living spaces have been thoughtfully upgraded. The kitchen boasts a new SMART stove/with dual oven and microwave, while both bathrooms have seen significant renovations, including upgraded fixtures, new vanities, recessed lighting and air extraction/ heaters. A new, high-capacity water heater and updated plumbing ensure efficient operation. The chimney has been professionally



Cody Ficklen

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