

206 Verger
Youngsville, LA 70592



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MLS# 2600005393



\$299,000

5 Bedrooms | 2.5 Bathrooms | 2,584 Sqft

This five-bedroom, two-bathroom home offers 2,584 square feet of well-designed living space that blends character with everyday comfort. Seller is offering a flooring allowance with an acceptable offer, allowing buyers the opportunity to customize finishes to their taste. Custom wainscoting adds a polished touch throughout, while unique artistic accent walls give each room its own distinct personality. The result is a home that feels both curated and welcoming -- never cookie-cutter. Generous windows fill the interior with natural light, creating a warm and inviting atmosphere from morning to evening. Upstairs, a large flex space opens up possibilities. Use it as a second living room, a home theater setup, a dedicated office, or a playroom for the kids. It's the kind of bonus square footage that quickly becomes the favorite spot in the house. The location checks plenty of boxes too. A neighborhood playground sits just steps away, perfect for burning off energy after school. The Youngsville Sports Complex and Sugar Mill Pond are both nearby for recreation and community events. Foster Memorial Park offers green space for weekend activities, and everyday essentials like NuNu's Market are conveniently close. Appreciate the proximity to quality schools, including Acadiana Renaissance Charter Academy and Southside High School,



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