

13801 Lynnedale
Abbeville, LA 70510



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MLS# 2600006345



\$285,000

4 Bedrooms | 2.5 Bathrooms | 2,017 Sqft

Blending timeless Acadian architecture with modern comfort, this beautifully custom-built home is tucked away in a highly desirable neighborhood. Situated on a generous lot, it offers the perfect combination of elegance, functionality, and Southern charm. Inside, you'll find 4 bedrooms, 2.5 bathrooms, and 2,017 square feet of thoughtfully designed living space. The main level features a spacious primary suite, a convenient half bath, and an additional bedroom that can easily serve as a home office or study. Upstairs includes two bedrooms connected by a Jack-and-Jill bathroom, along with a versatile bonus room that's ideal for a media room, office, playroom, or craft space. A floored attic provides valuable additional storage. The private primary suite is designed for relaxation, offering a large closet, a luxurious soaking tub, separate shower, dual cultured marble vanities, and a private water closet. At the heart of the home, the open-concept living and dining areas create an inviting space for entertaining. A dramatic 22-foot ceiling, elegant triple crown molding, imported Asian teakwood flooring, and a custom entryway add warmth and sophistication. Built-in surround sound enhances the living area, while the wood-burning fireplace creates the perfect setting for cozy evenings with family and friends. The kitchen is both stylish and functional,



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