1407 Clement
Egan, LA 70531

LOGO COMING SOON

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MLS# 200URE







$155,000

2 Bedrooms | **2** Bathrooms | **1,037** Sqft

PRICED BELOW APPRAISED VALUE FOR A QUICK SALE! Opportunities like this don't come along often, especially in this location! Welcome to 1407 Clement Road in Egan, where you'll find the space and privacy of country living without sacrificing convenience. Situated on a full acre outside of city limits, this beautifully remodeled 2-bedroom, 2-bathroom home offers 1, 037 square feet of comfortable living space, all for just $155, 000! Tucked away along a quiet country road, this property offers a peaceful setting while remaining just 1.5 miles from Petro Truck Stop and Interstate 10, making commuting to nearby communities quick and convenient. The home underwent a complete remodel in 2022, including the installation of a brand-new A/C system and ductwork, offering buyers the benefit of significant updates without the expense and hassle of taking on a renovation themselves. Even better, this property qualifies for 100% USDA/Rural Development financing (0% down) for eligible buyers and is located in Flood Zone X, where flood insurance is typically not required by lenders. These advantages can make homeownership more affordable by reducing upfront expenses and ongoing monthly costs. Whether you're purchasing your first home, looking to downsize without giving up outdoor space, or simply wanting to enjoy life outside the city limits, this



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eXp Realty, LLC

For full listing details, please scan: