



76 LOUISIANA AVENUE

Lovingly Maintained One-Owner Home in the Heart of West Asheville



MOSAIC
COMMUNITY LIFESTYLE REALTY

3 Bedrooms, 2.5 Bathrooms
1,522 SF • 0.23 Acre

76 LOUISIANA AVENUE ASHEVILLE, NC 28806

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1,522 SF · 0.23 Acre

FEATURES

One-owner home, lovingly maintained since it was built

Rare, oversized flat lot in the heart of West Asheville

Private driveway with **ample off-street parking**

Beautiful **mature landscaping** with established gardens and flowering plantings

Matching shed for additional storage and functionality

Bright, inviting interior with **abundant natural light**

Functional floor plan with **comfortable living spaces**

Spacious kitchen with abundant cabinet space and a **dedicated pantry**

Excellent storage throughout the home, including roomy closets

Generous bedrooms with ample closet storage

Spacious yard ideal for gardening, entertaining, pets, or play

Excellent privacy for an in-town property

Room for expanding outdoor living areas or creating additional garden spaces

Walkable to Haywood Road restaurants, breweries, shops, and parks

Minutes to downtown Asheville and the River Arts District

Unique combination of space, privacy, storage, and convenience rarely found in West Asheville

A true gardener's paradise with room to grow and enjoy the outdoors year-round





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46 Orchard Street, Suite 100, Asheville, NC 28801
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Welcome to 76 Louisiana Avenue, a lovingly maintained one-owner home in the heart of West Asheville. Situated on a rare oversized lot, this property offers an exceptional combination of outdoor space, privacy, and convenience. The light-filled interior features a functional floor plan with comfortable living spaces, a spacious kitchen with abundant cabinetry, a dedicated pantry, and excellent storage throughout.

Outside, the beautifully landscaped yard is a true highlight, featuring mature plantings, established garden areas, open green space, and a large matching storage shed. Whether you enjoy gardening, entertaining, spending time with pets, or simply relaxing outdoors, this lot provides space to enjoy it all.

A private driveway offers ample off-street parking, a sought-after feature in this popular neighborhood. Located just minutes from Haywood Road's restaurants, breweries, coffee shops, parks, and local businesses, as well as downtown Asheville and the River Arts District, this home combines the charm of established West Asheville living with the functionality and outdoor space that are increasingly difficult to find. A rare opportunity to own a beautifully cared-for property in one of Asheville's most desirable neighborhoods.



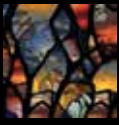
For more information, please contact:

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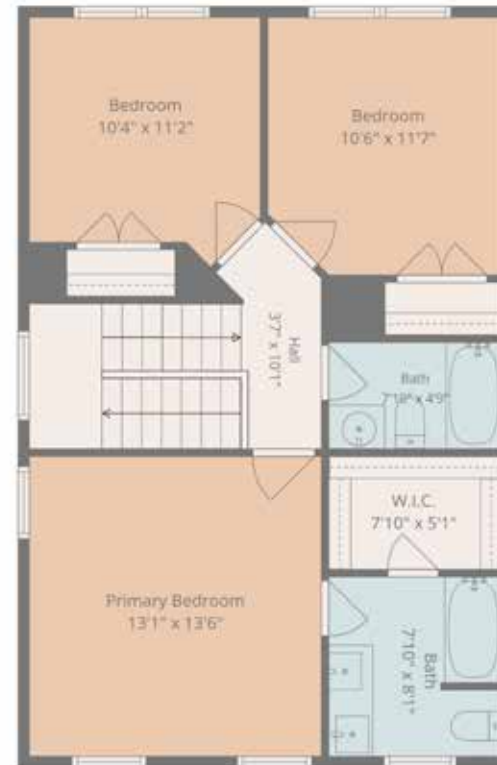
JACKIE@MYMOSAICREALTY.COM

DRIVING DIRECTIONS

FROM DOWNTOWN ASHEVILLE: Take I-240 W to Patton Avenue. Continue approximately 1.5 miles. Turn left onto Louisiana Avenue. Continue on Louisiana Avenue for approximately 0.6 mile, and 76 Louisiana Avenue will be on your right. Look for the Mosaic directional sign at the edge of the driveway and the Mosaic "For Sale" sign on the property.



MAIN LEVEL



UPPER LEVEL