

\$199,900 - 6709 Eastbrook Trace, Ball

MLS® #2501884

\$199,900

3 Bedroom, 2.00 Bathroom, 1,743 sqft
Residential on 0.24 Acres

PINEBROOK ESTATES, Ball, Louisiana

Immaculate, Updated & Move-In Ready â€”
6709 Eastbrook Trace, Ball, LA

Welcome to your energy-efficient dream home!
Nestled in the heart of Ball, this impeccably maintained property combines modern updates, flexible living spaces, and practical features perfect for todayâ€™s lifestyle.

Step inside to discover a bright and inviting interior with new energy-efficient windows that flood the space with natural light. The updated kitchen is a chefâ€™s delight with granite countertops, stainless steel appliances, and an oversized laundry/pantry combo that delivers both convenience and functionality.

The home offers a rare 23x16 bonus roomâ€”ideal for a media room, playroom, or home gymâ€”plus a private office just off the primary suite, giving you the perfect work-from-home setup. The primary bedroom is a serene retreat with quick access to your workspace and plenty of room to unwind.

Outside, the upgrades continue. Youâ€™ll love entertaining on the covered patio wired for electricity, and hobbyists will appreciate the 20x20 powered workshopâ€”perfect for tools, projects, or extra storage. Plus, solar panels help keep energy bills low while reducing your carbon footprint.

With curb appeal, comfort, and efficiency all



rolled into one, 6709 Eastbrook Trace is more than move-in ready—itâ€™s ready to elevate your lifestyle.

Built in 1976

Essential Information

MLS® #	2501884
Price	\$199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,743
Acres	0.24
Year Built	1976
Type	Residential
Sub-Type	Detached, Traditional
Status	Active

Community Information

Address	6709 Eastbrook Trace
Subdivision	PINEBROOK ESTATES
City	Ball
County	Rapides
State	Louisiana
Zip Code	71405

Amenities

Parking	Attached, Garage, Three or more Spaces, Boat, RV Access/Parking
Pool	None

Interior

Interior Features	Attic, Ceiling Fan(s), Granite Counters, Pull Down Attic Stairs, Stainless Steel Appliances
Appliances	Double Oven, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air, Attic Fan
Fireplaces	None

Exterior

Exterior	Brick Veneer
Exterior Features	Fence, Porch
Lot Description	City Lot, Rectangular Lot
Roof	Asphalt, Rolled/Hot Mop
Construction	Brick Veneer
Foundation	Slab



School Information

Elementary	Ball
Middle	Tioga
High	Tioga

Additional Information

Days on Market 109



Listing Courtesy of Gulf South Real Estate Information Network

Copyright 2025, New Orleans Metropolitan Association of REALTORS®, Inc. All rights reserved. Information deemed reliable, but not verified or guaranteed. Users are responsible for checking the accuracy, completeness, currency, and status of all information.