

# \$749,900 - 236 Charlie Cannon Road, Coushatta

MLS® #2506177

**\$749,900**

3 Bedroom, 3.00 Bathroom, 2,463 sqft

Residential on 74.20 Acres

N/A, Coushatta, Louisiana

This incredible 2400+ sqft all-brick home is a rare find, offering space, comfort, and functionality on an expansive 74+ acre property that comes with minerals & only 15 miles from downtown Coushatta and 10 minutes from Grand Bayou Resort and Reservoir. With 3 bedrooms, 2 baths, 2 living rooms, a designated office, and a separate laundry room, there's plenty of room to spread out and enjoy country living at its finest. Enjoy outdoor living on the large back porch with two ceiling fans and a relaxing 8-person hot tub. Inside, the kitchen features beautiful quartz countertops, a stone backsplash, and ceramic tile flooring, while both bathrooms boast elegant marble countertops. The main living room and office offer rich wood flooring, and the family room features durable vinyl flooring. The oversized attached garage includes attic access, and the property also offers a 30x40 garage, workshop with 115 and 220 power, a 20x60 lockable equipment storage building, and a large metal barn with corral and shoot, perfect for livestock or hobby farming. For those who love the outdoors, enjoy five separately fenced and cross-fenced pastures, a pond in the main pasture, and 22 acres of pine and hardwood forest that back up to forestry land ideal for hunting or harvesting timber. The home is on an asphalt road off Hwy 787, with key updates including a roof less than 6 years old, septic system less than 2 years old, and a 4-ton AC unit also less than 2 years old. Whether you're



looking for a peaceful retreat, a working homestead, or a hunting paradise near the lake, this property truly has it all.

Built in 1994

**Essential Information**

MLS® #	2506177
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,463
Acres	74.20
Year Built	1994
Type	Residential
Sub-Type	Detached, Farmhouse
Status	Active

**Community Information**

Address	236 Charlie Cannon Road
Subdivision	N/A
City	Coushatta
County	Red River
State	Louisiana
Zip Code	71019

**Amenities**

Parking	Garage, Two Spaces
---------	--------------------

**Interior**

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Wood Burning

**Exterior**

Exterior	Brick, Frame
Lot Description	Acreage, Outside City Limits

Roof	Shingle
Construction	Brick, Frame
Foundation	Slab

**Additional Information**

Days on Market     100



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.