

2785 74th Ave
Baton Rouge, LA 70807



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MLS# 2025007576



\$170,000

3 Bedrooms | 2 Bathrooms | 1,778 Sqft

Opportunities abound with this property. Imagine it. A super solidly-built brick home with almost 1800 square feet PLUS a vacant lot where you could entertain OR build an additional house for investment purposes. You will want to come see this one in person. Walk up to the front door and enjoy the smell of gardenias, nicely planted to make a neat front flower bed. The original home was built in 1959 and has had some remodeling done over the years. The primary bedroom is HUGE as I think it may have been two bedrooms originally. The den is oversized as well. A rear porch was enclosed to make an awesome space for an office, craft room, play room, in home gym or whatever you may need. The kitchen features lots of cabinetry and a gas stove. The home has so much versatility as it could potentially hold a formal living room, a breakfast room and a den. Or arrange it to have a formal dining room, keeping room and den. 3 bedrooms, 2 full baths. No carpet so allergies ought not be a problem. The double lot has always afforded the current owners to entertain outdoors with plenty of room to do most any kind of party. There is even an outdoor bathroom. The area is quiet. The neighbors are very nice and love and respect their neighborhood. Come by 2785 74th Ave. and you will want to COME BUY 2785 74th Ave.



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