

**13243 Avants Ave**  
Baton Rouge, LA 70815



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**MLS# 2025009004**



**\$279,000**

**4 Bedrooms | 2 Bathrooms | 2,087 Sqft**

NEW ROOF! Updated 4 bed/2.5 bath home features ceramic tile floors in kitchen and bathrooms, and wood floors in all other rooms. NO CARPET! The walls in the living and dining rooms were opened up to make this home open plan! Large den features sky light and brick fireplace and hearth. The updated kitchen includes granite counters, range oven with electric cooktop and modern vent hood. Primary bedroom features ceiling fan, and en suite bathroom with walk-in closet, vanity with double sinks, and separate wet area with combo tub/shower. Three guest bedrooms each have a ceiling fan, two with walk-in closets. Hall bathroom features walk-in shower with custom tile surround and glass door and vanity with double sinks. Rear carport with attached storage room. Back porch behind the den overlooking the shady back yard. House flooded in 2016 and many upgrades were made at that time.



**Leslie Green**

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