

2241 Myrtle Ave
Baton Rouge, LA 70806



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MLS# 2025009051



\$475,000

2 Bedrooms | 2 Bathrooms | 1,792 Sqft

Renovated GARDEN DISTRICT gem!!!! 10 ceilings. Living Room with built-ins, antique gas fireplace heater insert, recessed lighting & HUNTER ceiling fan. Adjoining Sunporch with amazing views of the covered back deck, patio, firepit & fenced yard with mature landscaping and plenty of green space. Formal dining room accented with Victorian pattern metal ceiling tiles. Completely UPDATED kitchen with marble tile backsplash, quartz counters, STAINLESS appliances including 5 burner DACOR GAS cooktop, pine ceiling, new fixtures, center island with seating, custom cabinets with polished brass pulls & undermount light. Primary bedroom suite with walk-in closet. Primary bath with antique black & white tile, walk-in shower, beadboard walls & built-in linen cabinet. Spacious additional bedroom. Architectural details throughout like stained glass windows, art molding & a vintage phone shelf! Other features of this home include indoor laundry with attached utility closet and pantry space, 2 car detached garage with wall AC unit & additional storage space, fresh interior paint, newly refinished oak floors, security system, tankless hot water heater. This home is move in ready! A rare find in the Garden District where you can walk to the LSU Lakes, restaurants, shopping & enjoy the festivities of the St. Patrick's Day Parade! This unique



Ryn Jones

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RE/MAX Professional

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