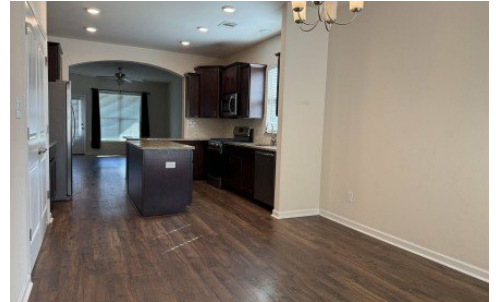


7636 W Pelican Lakes Ave
Baton Rouge, LA 70820



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MLS# 2025010180



\$2,500

3 Bedrooms | 2 Bathrooms | 1,408 Sqft

Welcome to this charming 3-bedroom, 2-bathroom home in the desirable Pelican Lakes community, just minutes from LSU and top local attractions. Built only six years ago, this property offers modern living close to schools, restaurants, shopping, and hospitals. The interior features an open floor plan connecting the living room to a large kitchen, which includes a center island, a gas cooktop, stainless steel appliances, and granite countertops perfect for culinary enthusiasts. The adjoining living and dining areas are ideal for family gatherings and entertaining. The primary suite is a true retreat, complete with a large bathroom that has a double vanity, garden tub, separate shower, and a spacious walk-in closet. Two additional bedrooms provide ample space for family and guests. Residents of Pelican Lakes enjoy access to a variety of amenities, including a community center, swimming pool, fitness center, dog park, and sidewalks for leisurely strolls. The neighborhood is strategically located for easy access to both Burbank Dr and Innovation Park Dr, enhancing its appeal and convenience. This home includes a 2-car garage and benefits from being in Flood Zone X, requiring no flood insurance a significant advantage in the area. Embrace a lifestyle of convenience and luxury in a community that offers everything you need for a comfortable and



Mark Ammons

Phone: (225) 268-2134

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