

**4441 Burbank Dr**  
Baton Rouge, LA 70820



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**MLS# 2025010290**



**\$179,500**

**2 Bedrooms | 2 Bathrooms | 1,270 Sqft**

Furnished 2BR/2BA Condo Near LSU Excellent Investment Opportunity HOA fees cover exterior building insurance (owner should get HO6 policy), trash, water, sewer and termite contract. Located in a secure, gated community near LSU, this well-maintained, fully furnished one-story condo offers a smart investment opportunity. Each of the two spacious bedrooms features a large walk-in closet and a private en suite bathroom, providing comfort and privacy for tenants. The kitchen comes fully equipped with all major appliances, including a refrigerator (new in 2020) and a washer and dryer set (dryer replaced in 2022). The A/C was recently updated in 2024, ensuring energy-efficient climate control. HOA fees cover exterior building insurance (owner should get HO6 policy), trash, water, sewer and termite contract. This property has a strong rental history and remains in excellent condition, making it an ideal choice for investors seeking reliable income. Don't miss your chance to own this turn-key rental in a prime location!



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For full listing details, please scan:

