

720 Richland Ave
Baton Rouge, LA 70806

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MLS# 2025011502



\$350,000

3 Bedrooms | 2 Bathrooms | 1,577 Sqft

Precious, updated cottage full of charm and character with 3 Bedrooms, 2 Baths in the heart of Capital Heights. Gleaming wood floors meet you as you walk in the front door. Spacious living room that connects to an updated kitchen with painted cabinets, quartz countertops, and stainless appliances. There is also a dedicated pantry. The den provides a wood burning fireplace with gas starter, ample dining space, and leads out to the fully fenced backyard with your very own orange tree. Great space for entertaining! The primary bedroom has a large closet and bathroom ensuite with double sinks, quartz countertops, and updated tile tub surround. Additional two bedrooms are well sized and have good closet space with built-in shelving. The front bedroom has a nook that would be a fantastic place for an office or reading spot. Hall bath is also updated with extra storage. Tons of natural light throughout the home. Stay dry as you park under the carport with a side entrance to the home. There is also additional parking in the front. New HVAC system installed in 2022. The exterior was painted in 2024. You will love the location - walk to Calandro's, MidCity Beer Garden, Curbside Burgers and so much more. Convenient to LSU, BRCC, Towne Center, restaurants, shopping, and entertainment! This home is a MidCity Gem! Measurements not



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