

**5745 Estelle Dr**  
Saint George, LA 70817



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**MLS# 2025012182**



**\$226,995**

**4 Bedrooms | 2 Bathrooms | 1,975 Sqft**

**\*\*\*New Roof + Price Reduction in Shenandoah Park!\*\*\*** Instant Equity Opportunity 4 Bed / 2 Bath \$226, 995 This spacious 4-bedroom, 2-bath home in the sought-after Shenandoah Park neighborhood is ready for your finishing touches. A brand-new roof installed in December 2024 means you can focus on the fun part customizing the interior to your style. Why You'll Love It: Prime Location: Minutes from shopping, dining, and recreation. Great Schools: Shenandoah Elementary, Woodlawn Middle & High. Endless Potential: Cosmetic updates can add instant equity. Flexible Financing: Eligible for FHA 203k, VA renovation, and conventional loans. Whether you're a first-time buyer dreaming of creating your perfect home, or an investor seeking a strong rental or resale, this property offers unbeatable potential in one of Baton Rouge's most desirable areas. Schedule your showing today and explore how this home can work for you!



**Peter Colina**

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Property First Realty Group

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