# 3018 Fern St
## New Orleans, LA 70125

Powered by **homes.theadvocate.com**

**MLS# 2025012286**



## $390,000

**3** Bedrooms | **2** Bathrooms | **1,304** Sqft

Tucked away on the largest lot in the neighborhood, this charming 3-bedroom, 2-bath home is brimming with potential and perfect for anyone looking to put their personal touch on a classic New Orleans property. Located in the beloved Marlyville/Fountainbleu area, you re just a block off Carrollton Avenue and a short stroll to Mardi Gras parade routes talk about location! Inside, you ll find 1, 304 square feet of living space, original architectural details including three fireplaces, widened doorways, and walk-in showers for comfort and accessibility. Enjoy the breeze from your front and side porches and entertain in a spacious yard with rear yard access perfect for crawfish boils, family gatherings, or a quiet evening under the stars. Modern comforts meet historic charm here: central air and heat (updated 5 years ago), ceiling fans throughout, and all major appliances stay, including washer, dryer, gas stove, refrigerator, and microwave. There's even a front porch lift already installed. The roof is just 10 years old, and there's off-street parking, which is gold in Uptown! This succession property being sold AS IS, with no warranties or redhibition rights a wonderful opportunity to create your dream home in one of the city s most vibrant neighborhoods. May qualify for FHA 203 (k) financing. Great news is this home did not flood with Katrina nor has it

**Krystal Stevens**
Phone: (504) 723-7944

Dream Home Realty

For full listing details, please scan: