

**3403 Myrtle Grove Dr**  
Baton Rouge, LA 70810



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**MLS# 2025013788**



**\$197,500**

**2 Bedrooms | 2 Bathrooms | 1,120 Sqft**

Impossibly adorable two bedroom two bathroom cottage style home nestled in the quaint neighborhood of Myrtle Grove. Can't beat location right in the middle of Baton Rouge, convenient to medical facilities, hospitals, Mall of LA, Perkins Rowe, and both I-10 and I-12. This cute little home has a great floor plan with laminate flooring in all living areas and bedrooms and tile in kitchen and both bathrooms. Recent updates includes 3cm granite counters throughout and in kitchen subway tile backsplash, and stainless steel appliances; refrigerator. Both bedrooms are spacious and have plenty of closet space. Exterior features include a two car-carport, storage room, and extended concrete patio off carport. Newer roof installed 2021. Never lose power on the hospitals electrical grid and no flood insurance required! If looking for a low-maintenance move in ready home or the perfect investment this is the property for you!



**James Bares**

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