

2170 Oleander St
Baton Rouge, LA 70806

 **LOGO** COMING
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MLS# 2025014358



\$349,500

2 Bedrooms | 1 Bathroom | 1,368 Sqft

This charming Garden District cottage puts you right in the heart of all the St. Pat's festivities! Nestled in the vibrant Roseland Terrace, this beautifully updated 2-bedroom, 1-bath home effortlessly blends classic character with modern upgrades. Step through the inviting wooden arch-framed front door into a spacious living area featuring original hardwood floors and a cozy wood-burning fireplace. Two sets of elegant French doors open to a bedroom and a cozy library/study your perfect spot to unwind, complete with shiplap walls, built-in bookcases, and abundant natural light. The kitchen is a true highlight, boasting refinished butcher block countertops, a pantry, and an adjacent breakfast nook and laundry area. Additional French doors lead to a charming back porch overlooking a fully fenced backyard, ideal for relaxing or entertaining. Major upgrades include a brand-new roof, new HVAC system equipped with added UV light for enhanced air quality, and a new fence for privacy. The home also offers refinished flooring throughout and a remodeled bathroom for modern comfort. Outside, enjoy a spacious two-car covered carport with convenient alley access. This home is truly move-in ready and waiting for you to make it your own. Come explore everything 70806 has to offer your Garden District dream starts here!



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