

2169 Olive St
Baton Rouge, LA 70806



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MLS# 2025015758



\$415,000

3 Bedrooms | 2 Bathrooms | 2,514 Sqft

Don't miss seeing this 3 BR/ 2Bath, 2500 sq. foot, 2-story 1920's Gem located in the ever popular Garden District! On the first floor, you will find a cozy sitting area, a den with a fireplace and fan, large primary bedroom with bathroom and walkin closet in the adjacent hallway. A natural light filled eat in kitchen with island, laundry and pantry are found in a well designed addition to the original structure. A fenced in brick patio/courtyard is entered from the kitchen creating an expanded entertaining area. A one car carport plus a single garage form the back wall of the courtyard. Upstairs you will find 2 large bedrooms, shared bath and a multi-purpose landing that could be one used for one or more of the following: a sitting area, study, hobby room , play area or whatever your needs might be! Zoned heat and air. New architectural roof install spring of 2025. This one blends charm, function and unbeatable location. Nearby is City Park, Raising Cane's Dog Park, great places to eat, Knock Knock Children's Museum, City Park lakes, shopping and other neighborhood activities



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