

**2048 Myrtle Ave**  
Baton Rouge, LA 70806



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**MLS# 2025017279**



**\$675,000**

**4 Bedrooms | 2 Bathrooms | 2,525 Sqft**

Welcome to this beautifully maintained 1930s cottage on highly sought-after Myrtle Avenue, nestled in the vibrant heart of the Garden District. From the moment you arrive, you'll be captivated by the lush landscaping and the inviting screened-in front porch perfect for relaxing under the shade of a majestic, centuries-old oak tree. Inside, classic wood floors flow throughout the main living areas, complemented by ceramic tile in all wet spaces. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating an ideal space for everyday living and entertaining. The kitchen is a chef's dream, featuring abundant cabinetry, stainless steel appliances, and a large island with bar seating. The living room offers a cozy fireplace perfect for quiet nights in or hosting friends and family. The spacious primary suite is located on the main floor and features a walk-in closet and a private ensuite bath. Also downstairs is a second bedroom and a convenient half bath, ideal for guests or home office use. Upstairs, you'll find two additional bedrooms and a full bathroom. At the end of the hall is a hidden gem: an efficiency apartment with a living area, full kitchen, and a separate entrance off the back of the home perfect for rental income, an in-law suite, or a private guest retreat. Step outside into a gardener's paradise. The backyard is



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