

5024 Myrtle Trail Dr
Baton Rouge, LA 70820



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MLS# 2025017805



\$313,000

2 Bedrooms | 2 Bathrooms | 1,601 Sqft

Welcome to Myrtle Grove Townhomes, a gated community that puts you just minutes from downtown Baton Rouge, the Mississippi River Bridge, LSU campus, and Tiger Stadium. The curb appeal starts right away with a private front entry, copper gas lantern, professional landscaping, and your own reserved parking spot. Inside, this home feels like brand new with a fresh interior paint job throughout. Built only 5 years ago, it has all the modern touches you're looking for. The living room features 10-foot ceilings, an antique pine beam, and crisp trim work, while wood floors flow through the open layout. The kitchen is a standout with its massive 8-foot granite island, custom white cabinets, pantry, bar area with wine fridge hookup, and stainless appliances including a 5-burner gas convection oven and hidden hood vent. There's even a tech docking station for your gadgets. A half bath off the dining area makes entertaining easy. Step out back and you've got a covered porch and extended patio inside a fenced yard great for grilling, morning coffee, or catching the sunset. The patio is also set up with cable and power so you can add a TV or speakers. Upstairs, both bedrooms have their own private bathrooms. The primary suite comes with 9-foot ceilings, a soaking tub, custom tile shower, double vanities, walk-in closet with built-ins, and even



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