

8216 Rocky Trail Ave
Baton Rouge, LA 70820

 **LOGO** COMING
SOON

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MLS# 2025018051



\$300,000

3 Bedrooms | 2 Bathrooms | 1,613 Sqft

****Immaculate 3-Bedroom Home Near LSU Full of Charm!**** Step into comfort and convenience with this beautifully maintained one-owner home, built in 2019 and kept in excellent condition. This single-story residence features 3 spacious bedrooms and 2 stylish bathrooms, offering an ideal layout for families, professionals, or anyone looking to enjoy modern living in a prime Baton Rouge location. Located less than 6 miles from Tiger Stadium and 3 miles from L'Auberge, this home is a dream for LSU fans and campus commuters. With easy access to Nicholson Drive and Burbank Drive, getting around town is a breeze. Inside, you'll love the open floor plan and sunlit living spaces. The gourmet kitchen boasts granite countertops, stainless steel appliances, and an energy-efficient tankless water heater. Bedrooms are generously sized with ample closet space, and the bathrooms feature sleek, contemporary finishes. Outside, enjoy a low-maintenance yard and inviting curb appeal that reflects true pride of ownership.

****Schedule your private showing today and make this exceptional home yours!****



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