

4936 Abelia Dr
Baton Rouge, LA 70808



Powered by homes.theadvocate.com

MLS# 2025020082



\$384,000

3 Bedrooms | 2 Bathrooms | 1,893 Sqft

Come see this charming and unique 3-bedroom, 2-bath home located in the heart of Baton Rouge's desirable Westdale Terrace subdivision! This property offers an unbeatable location just minutes from Webb Memorial Golf Course, LSU, Downtown, and Towne Center with easy access to all major amenities the city has to offer. The home is in excellent condition and has been recently renovated for modern comfort while maintaining its classic character. Inside, you'll find an updated kitchen featuring granite countertops, a center island, quartz backsplash, stainless steel appliances, and a custom built-in China cabinet. The home features two spacious living areas, a large sunroom, and a generous walk-in laundry room. Floors throughout are low-maintenance wood and ceramic tile, and the property boasts low utility bills thanks to its efficiency and design. The fully fenced yard offers great privacy and outdoor enjoyment, highlighted by a cozy cypress-screened back patio overlooking the backyard and a stunning 150-year-old Live Oak tree in the front yard complete with a swing. The home has never flooded, sits in Flood Zone X, and requires no flood insurance. Additional highlights include all-new appliances, updated bathrooms, and distinctive diamond-pattern windows that bring in beautiful natural light. Seller is willing to pay closing costs and



Stephen Sommers

Phone: (225) 405-9800

1 Percent Lists Premier

For full listing details, please scan:

