

1922 Edinburgh Ave
Baton Rouge, LA 70808

 **LOGO** COMING
SOON

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MLS# 2025020923



\$350,000

3 Bedrooms | 1 Bathroom | 1,214 Sqft

Welcome to your charming cottage at 1922 Edinburgh in the heart of Baton Rouge! Perfect for first-time homebuyers, college students, down-sizers or young professionals, this adorable corner-lot home features three cozy bedrooms and one beautifully appointed bathroom. Revel in the original beauty of the stunning hardwood floors that flow seamlessly throughout the space, creating a warm and inviting atmosphere. This gem is situated in an unbeatable location right on the Southdowns parade route, making it the perfect spot for those who love to entertain or simply enjoy the vibrant local culture right from their front yard. The property boasts a new HVAC system, ensuring year-round comfort. The gated access to a fully fenced backyard is ideal for secure parking or storing larger items like a boat. This home marries the convenience of city living with the quaint charm of cottage life. Don't miss the opportunity to make 1922 Edinburgh your very own slice of Baton Rouge delight!



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