

**1254 Aberdeen Ave**  
Baton Rouge, LA 70808



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SOON

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**MLS# 200902297**



**\$269,000**

**3 Bedrooms | 2 Bathrooms | 1,726 Sqft**

Beautiful 3 bedroom / 2 bath home with great room. Also there is a 265+ square foot bonus room with French doors that would make a fantastic office or game room just use your imagination! This spacious home features gorgeous hardwood floors, stainless appliances, updated bathrooms, Hunter ceiling fans, built-in book cases, tons of storage and much much more. The grounds are professionally landscaped. Nice Live Oak in backyard, huge deck for entertaining and quaint potting shed that could very easily be a children's playhouse. Location! Location! Location! One block from the Southdowns Mardi Gras parade route, just blocks away from the LSU Lakes and in the St. Aloysius school district.



**JADE SALVADOR**

Latter & Blum - Perkins

For full listing details, please scan:

