

**832 America**  
Baton Rouge, LA 70802



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**MLS# 2026001645**



**\$254,900**

**2 Bedrooms | 1 Bathroom | 1,212 Sqft**

Quaint home in historic Beaugard Town with OFF-STREET PARKING! This completely updated home has 2 bedrooms, 1.5 bath plus an office. Office could easily be converted to 3rd bedroom if needed. Built in the 1920's but has been updated and is energy efficient. Home has double pan windows, energy star hot water heater, central air/heat and newly insulated walls, ceiling and under floors. Home has a great open floor plan with 11 foot ceiling and wood floors. Kitchen offers stainless steel appliances, lots of counter space with bar area for eating and a pantry. NOTE: Some photos are virtually staged.) This home has great appeal from the front and back. The front offers a nice porch and the back has a screened in porch that over looks a charming fenced courtyard. This home is a perfect location, within walking distance to downtown activities and close to LSU.



**Ruthie Golden**

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Amelia Fine Homes LLC

For full listing details, please scan:

