

2179 Hollydale Ave
Baton Rouge, LA 70808



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MLS# 2026002605



\$499,900

3 Bedrooms | 2 Bathrooms | 1,954 Sqft

Imagine stepping out your front door and enjoying a short walk to the LSU Lakes, the St. Patrick's Day Parade, and the vibrant restaurants and shops along Perkins Overpass one of Baton Rouge's most walkable and beloved areas. Located in the heart of University Gardens (the Dales), this charming 1940s cottage blends classic character with extensive modern updates, including a new Daikin 4-ton HVAC system, new energy-efficient windows, a newer roof (2018), foam insulation in both the attic and beneath the home, significant drainage improvements, and updated whole-house electrical wiring. A manual natural gas generator powers the entire home, including the HVAC. Welcoming curb appeal and an inviting front porch set the tone, offering the perfect spot for morning coffee or evening relaxation. Inside, wood flooring, neutral tones, and abundant natural light create a bright, comfortable atmosphere throughout the main living areas. The thoughtfully updated kitchen features granite countertops, tile backsplash, stainless steel appliances, a gas range, generous prep space, and a cozy breakfast area nearby. In addition to three bedrooms, a spacious sunroom provides flexible living space ideal for a second den, home office, or hobby room. The primary suite boasts a beautifully renovated bath with marble countertops, dual vanities,



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