

13514 Mary Edith Pl
Baton Rouge, LA 70809



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MLS# 2026004575



\$445,000

4 Bedrooms | 3 Bathrooms | 2,615 Sqft

Welcome to 13514 Mary Edith Place in Baton Rouge, Louisiana, a beautiful one-story, four-bedroom, three-bath home, with a **NEW ROOF** situated on a desirable corner lot in Briarwood Estates with outstanding curb appeal. Mature trees, manicured landscaping, azalea bushes, accent shutters, and a bold front door create a warm first impression, while the covered four-post front porch delivers classic Southern charm and a welcoming entrance. Inside, a foyer opens into a spacious living and dining area filled with natural light. The home features wood flooring, crown molding, and a comfortable living room complete with built-in cabinetry, a fireplace, ceiling fan, recessed lighting, and a wall of windows overlooking the backyard. The kitchen offers plenty of space for everyday living with a center island, stainless steel appliances, granite countertops, tile backsplash, and an eat-in breakfast area. The primary suite is generously sized and features a tray ceiling, ceiling fan, and large windows providing abundant natural light. The ensuite bath includes dual vanities, a separate soaking tub and shower, and vaulted ceilings. Additional bedrooms are spacious, including one with a large walk-in closet that could easily serve as a flex space or playroom. The laundry room comes equipped with plenty of space and ample cabinetry for storage. The mudroom



Barret Blondeau
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Falaya

For full listing details, please scan:

