

**8645 Abertay Ave**  
Baton Rouge, LA 70820



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SOON

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**MLS# 2026005101**



**\$2,300**

**3 Bedrooms | 2 Bathrooms | 1,483 Sqft**

Clean and move in ready 3 bedroom, 2 bathroom home in Magnolia Lakes. Open floor plan with no carpet and plenty of natural light. Kitchen features granite countertops, stainless appliances, gas stove, and island seating. Spacious primary suite with double vanity, soaking tub, separate shower, and walk-in closet. Fully fenced backyard with covered patio. Washer, dryer, and refrigerator included. Convenient location near LSU, downtown, hospitals, shopping, and restaurants. Approval requirements -3times rent in income -600 or above credit or good rental history -no recent eviction history



**Calvin Clement**  
Phone: (225) 445-4152  
Pennant Real Estate

For full listing details, please scan:

