

114 Lsu Ave
Baton Rouge, LA 70808



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MLS# 2025021690



\$600,000

4 Bedrooms | 3 Bathrooms | 3,401 Sqft

Location, location! This updated 4-bedroom, 3-bath home is located on a corner lot on LSU Ave. This beautiful home has been updated throughout but still offers traditional charm with modern touches. Upon entering the front door, you will find a formal dining room (currently being used as a flex space). The spacious living room is straight ahead with exposed brick walls, wood floors, a charming fireplace, and it leads to the concrete patio area. To the right of the home, you will find an open kitchen area with a breakfast bar, lots of cabinets for storage, stainless steel appliances, and it opens to the breakfast area that overlooks the front yard. Adjacent to the kitchen is a laundry room. A door off the kitchen leads to another living room space with a kitchenette, bedroom, and bathroom. This space could be rented out and has been in the past. This area can be closed off from the rest of the home if desired and has an exterior entrance from the driveway. Off the main living room on the left side of the home, you will find a hall with 2 additional bedrooms, both a great size, and a full bathroom. Nestled towards the back of the home, you will find the primary bedroom and en suite bathroom. The bedroom is spacious and has room for a sitting area as well as an office space if needed. The en suite bath features a dual vanity, separate shower, and tub. This home is



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