

**8027 Derick Ave**  
Baton Rouge, LA 70820



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2026005606**



**\$2,600**

**3 Bedrooms | 2 Bathrooms | 1,380 Sqft**

Discover easy, low maintenance living in this beautifully maintained 3-bedroom, 2-bath home located in the highly desirable Pelican Lakes community. Perfect for anyone seeking comfort, convenience, and modern amenities just minutes from LSU, major medical centers, shopping, dining, and entertainment. Step inside to an inviting open-concept floor plan filled with natural light, and 2 blinds are included in this home for your instant privacy upon moving in. The spacious living area flows seamlessly into the kitchen, which features granite countertops, shaker-style cabinetry, stainless steel Whirlpool appliances, gas stove, a pantry, and a convenient dining area ideal for everyday living or entertaining. The private primary suite, positioned at the rear of the home, is a relaxing retreat complete with dual vanity, soaking tub/shower combination, generous walk-in closet, and separate linen and water closets. Two additional bedrooms offer cozy carpeting and ample storage. Additional highlights include a two-car garage, dedicated laundry room, and durable wood-style vinyl plank flooring in the main living spaces. Enjoy access to a wealth of community amenities, including a pool, clubhouse, fitness center, dog park, and walking trails all designed to support a fun, active, and convenient lifestyle.



**Shannon Kennedy-Perri**

Phone: (225) 405-5622

Dawson Grey Real Estate

For full listing details, please scan:

