

1505 Arlington Ave
Baton Rouge, LA 70808



LOGO COMING
SOON

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MLS# 2026007438



\$349,900

3 Bedrooms | 2 Bathrooms | 1,564 Sqft

Open House Sunday May 10th from 2-4pm!! Move-in ready and ideally situated in the heart of Mid-City, this charming home is ready to welcome its next owner. Offering 3 bedrooms and 2 bathrooms, the property features a spacious 383-square-foot deck perfect for entertaining as well as a fully fenced backyard and a one-car enclosed garage. Over the years, this home has been thoughtfully maintained and updated for peace of mind. Major improvements include a full roof replacement, complete re-plumbing, and exterior painting in 2016. The HVAC system (both interior and exterior units) was replaced in 2019, followed by a new water heater in 2022. Ongoing upgrades include electrical system improvements and the addition of a foundation support beam in 2024. Location is a standout feature: just one block from the St. Patrick's Day Parade route and two blocks from St. Joseph's Academy, with convenient access to City Park, Catholic High School, and all the dining, shopping, and entertainment options in the vibrant Overpass area. Don't miss your opportunity to see all that this well-maintained Mid-City home has to offer schedule your private showing today!



Michael Borne
Phone: (225) 937-9320
Borne2Sell Realty

For full listing details, please scan:

