

**1450 Li St**  
Baton Rouge, LA 70820



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**MLS# 2026007182**



**\$195,000**

**3 Bedrooms | 2 Bathrooms | 1,571 Sqft**

Just minutes from LSU and conveniently located off Nicholson Dr., this well-maintained home offers an ideal blend of comfort, updates, and investment potential. Recent improvements include fresh interior and exterior paint, along with new carpet on the stairs and both upstairs bedrooms, giving the home a clean, refreshed feel throughout. An updated kitchen featuring stainless steel appliances, a spacious and functional layout, and plenty of room for both everyday living and entertaining. There are two fireplaces, one in the living room and another in the primary bedroom. The refrigerator, washer & dryer will remain. The backyard provides a great outdoor retreat, while the two-car carport adds convenience and value. Situated in a high-demand rental area, this property presents an excellent opportunity for investors seeking strong returns and long-term appreciation.



**Stephanie Gill**  
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