

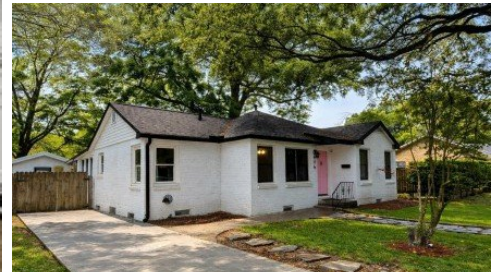
**406 Glenmore Ave**  
Baton Rouge, LA 70806



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**MLS# 2026006583**



**\$315,000**

**3 Bedrooms | 2 Bathrooms | 1,178 Sqft**

Nestled in mid-city, this 3-bedroom, 2-bath cottage blends timeless character with modern updates. Ideally located just off Government Street, you'll enjoy being minutes from shopping, dining, and more. Inside, the home features wood laminate flooring throughout no carpet and an updated kitchen complete with soft-close cabinets, slab granite countertops, subway tile backsplash, and stainless steel appliances. Just off the kitchen, you'll find a cozy breakfast nook perfect for morning coffee or casual dining. Recent upgrades provide peace of mind, including a new HVAC system (AC, heater, and ductwork 2024), foundation repair and improvements (2023), under termite contract, new electrical panel (2023), improved drainage under the home, and a new driveway. The primary bathroom has been beautifully renovated, and additional updates include a new outdoor deck (2025), microwave (2025), and dishwasher (2025). The fully fenced backyard offers a private retreat with a fire pit area, plus an insulated, climate-controlled shed that can serve as a workshop, storage space, separate outdoor office or gym. There is another shed available for additional storage and or lawn care.



**Charly Genco**

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