

**3618 Atwater Villas Ave**  
Baton Rouge, LA 70810



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**MLS# 2026006153**



**\$329,992**

**4 Bedrooms | 3 Bathrooms | 2,072 Sqft**

The FLEETWOOD III A in Atwater Villas community offers a 4 bedroom, 3 full bathroom, open design. The community is nestled along the scenic River Road and features pond lots, walking trails, future pickleball courts, and common areas. Features: double vanity, garden tub, separate shower, and walk-in closet in the primary suite, double vanity in the second bathroom, en suite bathroom in bedroom 4, a kitchen island, walk-in pantry, covered rear porch, ceiling fans in the living room and primary bedroom are standard, smart connect wi-fi thermostat, smoke and carbon monoxide detectors, post tension slab, landscaping, architectural 30-year shingles, flood lights, and more! Energy Efficient Features: a tankless gas water heater, a kitchen appliance package, low E tilt-in windows, and more!



**Saun Sullivan**  
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For full listing details, please scan:

