

**130 4th St**  
Port Allen, LA 70767



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**MLS# 2026007685**



**\$164,900**

**2 Bedrooms | 1 Bathroom | 1,019 Sqft**

Opportunity like this doesn't hit the market often. This well-positioned 2-bedroom, 1-bath home offers the perfect blend of convenience, functionality, and long-term upside whether you're a first-time buyer or an investor looking for a smart addition to your portfolio. The carport garage is completely cleared out and ready for the new owner. You can have peace of mind with the brand new HVAC, hot water heater, security system with cameras, and updated appliances! Step inside to an open-concept layout that flows seamlessly into a spacious kitchen, ideal for everyday living and entertaining. Out back, enjoy a private patio space perfect for relaxing evenings or weekend gatherings. But the real win here is location. You're just minutes from Baton Rouge, making commuting effortless, while still enjoying a quieter, neighborhood feel. Even better, you're within walking distance to an elementary school and local park, adding both lifestyle value and long-term desirability. Homes in this location and price point move fast especially with this level of accessibility and versatility. Whether you're looking to move in or rent out, this is a property that checks the boxes.



**Tyler LaBauve**

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NexaEdge Realty Partners LLC

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