

**1474 Sharlo Ave**  
Baton Rouge, LA 70820



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**MLS# 2026007118**



**\$125,000**

**2 Bedrooms | 2 Bathrooms | 1,430 Sqft**

Townhouse opportunity in the desirable Sharlo Subdivision, an established and well-maintained community located just outside of LSU. This attractive neighborhood offers sidewalks, mature landscaping, and convenient access on the LSU bus route, making it an excellent option for owner-occupants, students, or investors alike. This two-story floor plan features a full bedroom and full bathroom upstairs, plus an additional full bedroom and full bathroom downstairs for flexible living arrangements. The spacious living room offers tall ceilings and opens to the dining area, while the separate kitchen comes equipped with a refrigerator, range, and dishwasher. A dedicated laundry room includes the washer and dryer (new in 2024) for added convenience. Step outside to a private fenced backyard designed with low-maintenance shell gravel, perfect for relaxing without the upkeep. Major improvements include a roof replaced in 2020 and HVAC system replaced in 2025 and covered parking and the exterior storage room were updated in 2025. The property has never flooded and is located in Flood Zone X. Currently tenant occupied on a month-to-month lease. Showings available after an acceptable contract is received. The adjacent townhouse is also available for sale, creating a rare opportunity to purchase one or both properties.



**Kara Horne**

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For full listing details, please scan:

