

**6505 Audubon Square**  
Baton Rouge, LA 70817



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**MLS# 2026005944**



**\$549,000**

**3 Bedrooms | 3 Bathrooms | 2,583 Sqft**

NEW PRICE for this charming New Orleans inspired cottage built by Bardwell Homes, nestled in the desirable Audubon Square subdivision. Thoughtfully designed with an open-concept layout, this 3-bedroom, 3-bath home offers both comfort and functionality. The spacious kitchen features granite countertops, an extended bar for seating, and seamlessly connects to the living and dining areas perfect for entertaining. Just off the foyer, a versatile bonus space provides the ideal setting for a home office, study, or cozy den. Beautiful wood flooring runs throughout the main living areas, while all bedrooms and the office boast brand-new carpet. The oversized primary suite offers ample space for a sitting area, creating a true retreat. The en suite bath is well-appointed with dual vanities, a soaking tub, glass-enclosed shower, private water closet, and two walk-in closets. Step outside to enjoy the screened-in porch with a fireplace perfect for year-round relaxation which opens to a limestone patio complete with a tranquil fountain. This zero-lot-line property also includes a rear alley-access two-car garage plus an additional dedicated parking space for added convenience. Residents enjoy easy access to the boulevard and a private entrance to Antioch Park, featuring walking trails, a baseball field, basketball court, and playground. A



**Becky Boston**

Phone: (225) 936-5556

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