

**5437 Melrose Blvd**  
Baton Rouge, LA 70806



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**MLS# 2026008168**



**\$196,000**

**3 Bedrooms | 2 Bathrooms | 1,403 Sqft**

This home is situated on a spacious lot shaded by mature oak trees. Enjoy both a large front yard and a fully fenced backyard -- perfect for pets, gatherings and outdoor entertaining. The backyard also features a generous patio ideal for relaxing or hosting guests. Located in Flood Zone X (per LSU Flood Maps), this home offers added peace of mind. Inside, the bedrooms include convenient built-in storage, while the hallway provides additional closets and cabinet space to keep everything organized. The roof was replaced approximately four years ago, adding to the home's value and durability. Conveniently located with easy access to excellent dining, medical facilities, and everyday amenities -- this location truly can't be beat. Make your appointment today! Seller will require up to 30 days following closing to vacate the premises. Seller also may be home for showings.



**Sara Langhettee**

Phone: (225) 335-5683

Covington & Associates Real Estate, LLC

For full listing details, please scan:

