

**3046 Washington Ave**  
Baton Rouge, LA 70810



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**MLS# 2026008480**



**\$89,000**

**3 Bedrooms | 2 Bathrooms | 1,650 Sqft**

Located just north of Mid City, this home offers a great opportunity for someone looking for space, character, and convenience at an affordable price point. Inside, you'll find original hardwood flooring, a large dining area, spacious living areas, and a layout with flexibility for a variety of needs. The home has a ton of natural wood detail throughout, giving it a warm and distinct feel that stands out from the typical cookie-cutter property. The kitchen offers ample cabinet and counter space, while the large covered back deck overlooks a shaded backyard with mature trees. There is also a substantial detached storage/workshop structure in the rear that could serve a variety of uses. Conveniently located off N. Acadian Thruway, the property is less than 3 miles from Tony's Seafood and the Capitol Park Museum and under 4 miles from Juban's Restaurant & Bar and Trader Joe's. You'll also have quick access to downtown Baton Rouge and the Mississippi Riverfront. There is also a substantial detached structure in the rear with approximately 490 square feet of additional space that is currently unfinished, but offers potential for a future workshop, studio, storage space, or possible apartment conversion with an unfinished bathroom already in place. Whether you're looking for a personal residence, investment property, or a project with potential, this property



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