

4408 Capital Heights Ave
Baton Rouge, LA 70806



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MLS# 2026008740



\$295,000

3 Bedrooms | 2 Bathrooms | 1,597 Sqft

Cute 3-bedroom, 2-bathroom Capital Heights cottage offering nearly 1,600 sq. ft. of character, comfort, and an unbeatable Mid City lifestyle. Situated on a desirable corner lot with a detached 2-car garage both hard-to-find features in Capital Heights this 1944 home beautifully blends timeless details with thoughtful updates. Inside, you'll find original wood floors, abundant natural light, beautiful built-ins, two spacious living areas, and a wet bar perfect for entertaining. The kitchen offers ample storage, while the breakfast area features charming bay window banquette seating. The home's thoughtful layout offers flexibility for everyday living and entertaining, while the rear keeping room provides the perfect second den, playroom, or additional TV space. Outside, enjoy the inviting flagstone patio strung with bistro lights ideal for entertaining family and friends plus a fenced side yard with green space perfect for pets. Recent improvements include a new fence and partial home rewire with removal of all knob-and-tube wiring (2021), interior and exterior paint (2022), and a new washing machine and dishwasher (2025). Located just steps from local restaurants, bars, parks, shops, and markets, this home offers the perfect combination of charm, living space, and walkable Capital Heights living. Priced to sell quickly seller to make no



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