

**5657 N Afton Pkwy**  
Baton Rouge, LA 70806



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SOON

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**MLS# 2026009323**



**\$79,900**

**3 Bedrooms | 2 Bathrooms | 1,514 Sqft**

Calling all visionaries, investors, and renovation enthusiasts this is the project you've been waiting for. This beautiful corner lot is shaded by gorgeous mature oaks, and offers two compelling paths forward...A full renovation, or a tear-down. This one is priced to reflect the work ahead. For the right buyer, that's exactly the appeal: a clean slate at the right basis. The added bonus is it s in a location that absolutely justifies the investment. The bones are there. Original hardwood floors run throughout. A classic floor plan with the kind of distinct living spaces today's cookie-cutter builds rarely offer. Restore the character, modernize the systems, and you've got something special. Whether you're a homeowner ready for a true labor of love or a builder looking to capitalize on a rare opportunity, the upside here is real. Bring your contractor, bring your vision, and bring your imagination. Properties like this don't come along often in this zip code. Please submit **HIGHEST & BEST Offer** with expiration date until June 4 for response to offers. Will review all offers with sellers by 10am, June 4. Include proof of available funds. Initial and sign all attached disclosures and include with your offer.



**Todd Leblanc**  
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For full listing details, please scan:

