

**15308 Waywood Ave**  
Baton Rouge, LA 70816



**LOGO** COMING  
SOON

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**MLS# 2026009325**



**Over 1/3 Acre Lot + Incredible Additional View**  
**Office, Converted Dining Room + Trailer/RV Parking**

JUST LISTED



**\$299,500**

**3 Bedrooms | 2 Bathrooms | 2,235 Sqft**

<< OPEN HOUSE: Sunday, 5/24, 2p-4p! Rain or Shine! >> Situated on a generous 1/3-acre lot with an additional 150 feet of highline property beyond the fence, opportunities like this are hard to find within the city limits. The manicured curb appeal and inviting front porch create a warm welcome. Inside, rich wood flooring flows through the foyer leading you into the formal living room a flexible space ideal for a Work From Home office, game room, or formal dining area. That beautiful wood flooring extends to the spacious great room featuring soaring vaulted ceilings, a wall of windows overlooking the backyard, and a charming wood-burning potbelly corner fireplace. The beautifully updated kitchen is both stylish and functional, boasting marble countertops, extensive cabinetry and storage, gas cooktop, oven, and built-in microwave with a fridge that will remain. Nearby, the breakfast room with bay windows provides picturesque backyard views with every meal. Just off to the side is the large pantry plus spacious laundry room. The split floor plan offers privacy placing the primary suite at the rear of the home. The ensuite bath features separate vanities and walk-in closets, a stunning oversized custom tile shower with skylight, and a private water closet. On the front side of the home are two additional bedrooms, a hall bath, PLUS a dedicated



**Sterling Hall**

Phone: (225) 610-7653

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