

9014 Westlake Ave
Baton Rouge, LA 70810



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MLS# 2026009956



\$255,000

3 Bedrooms | 2 Bathrooms | 1,507 Sqft

Nestled within the sought after Nicholson Lakes, this beautifully maintained traditional home offers a blend of modern style and everyday functionality. Boasting 1,507 square feet of move in ready space, a New Roof installed April 2026, and new exterior paint on the front and back of the home enhances its curb appeal. Located in Flood Zone X. Home is located minutes from LSU, Perkins Rowe, Arlington Creek, Bluebonnet and an array of local dining and shopping destinations. Interior welcomes you with a bright open layout, high ceilings, and expansive windows create an airy atmosphere throughout the primary living area. Designed with privacy in mind, the split floor plan positions the primary bedroom as a quiet retreat. This spacious suite features an elegant en-suite bathroom equipped with separate vanities, a deep jetted soaking tub, a stand-alone shower, and a generous closet. The two additional bedrooms are well proportioned, offering plenty of versatility for your choosing. A secure two car garage adds further practical convenience to this home. The entire enclosed backyard offers privacy and ample room for outdoor activities. The covered patio is perfect for relaxing, hosting outdoor gatherings and game days. Don't miss your chance to own this exceptional home in the heart of Baton Rouge.



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