

**1719 Blouin Ave**  
Baton Rouge, LA 70808



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**MLS# 2026011319**



**\$349,500**

**2 Bedrooms | 1 Bathroom | 1,385 Sqft**

Nestled beneath a canopy of mature oak trees in the sought-after McCall Place neighborhood, 1719 Blouin Avenue offers the timeless character, walkable lifestyle, and sense of community that make this area one of Baton Rouge's hidden gems. This beautifully maintained cottage blends classic architectural charm with thoughtful updates, featuring original hardwood floors, freshly painted interiors, abundant natural light, and an updated kitchen with granite countertops, stainless appliances, a gas range, and wine refrigerator. Inviting living spaces and timeless details create a home that feels both warm and authentic. French doors open to a spacious deck overlooking the large backyard, providing the perfect setting for entertaining friends, enjoying a quiet morning coffee, or taking advantage of Louisiana's beautiful spring and fall evenings. Outside, professionally landscaped grounds create exceptional curb appeal, while a detached garage with automatic door, abundant storage, rear access from Virgil Avenue, and generous parking offer conveniences rarely found in homes of this era. Located on the St. Patrick's Day Parade Route and within walking distance of the Lakes, Zeeland Street Market, Garden District Coffee, Country Corner, and other local favorites, this home places you at the center of one of Baton Rouge's most vibrant and



**Brittny Howard**

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