

**1096 Aberdeen Ave**  
Baton Rouge, LA 70808



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**MLS# 2026011111**



**\$295,000**

Rare opportunity to build your dream home in one of Baton Rouge's most sought-after neighborhoods! This beautiful corner lot in the heart of Southdowns is cleared and ready for your vision, with mature trees providing timeless charm and character. Ideally located just moments from LSU, the LSU Lakes, St. Aloysius, Trader Joe's, parks, local restaurants, shopping, and the interstate, you'll enjoy the perfect blend of convenience and community. Imagine morning walks beneath the oaks, evenings by the Lakes, and front-row access to the beloved Southdowns Mardi Gras Parade. Whether you're planning your forever home or your next custom build, this prime homesite offers endless possibilities in the highly desirable 70808 zip code. Opportunities like this are few and far between don't miss your chance to make Southdowns home.



**Lisa Oliver**  
Phone: (225) 978-5936  
Compass - Perkins

For full listing details, please scan:

