

10178 Avenue B
Baton Rouge, LA 70807



LOGO COMING
SOON

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MLS# 2026010835



\$190,000

3 Bedrooms | 2 Bathrooms | 1,337 Sqft

INCOME-PRODUCING 1-YEAR-OLD HOME NEAR SOUTHERN UNIVERSITY | NO HOA Exceptional opportunity to secure a beautiful, practically new home built just one year ago. This property is currently tenant-occupied with a lease in place through February 2027, making it a phenomenal, turnkey addition to any investment portfolio with immediate rental income from day one, or a perfect future primary residence for a buyer willing to secure today's price while planning a move next year. Ideally situated near Southern University with seamless interstate access and just minutes from the Baton Rouge airport and zoo, this property perfectly combines modern style with everyday convenience. Designed for longevity and effortless upkeep, the exterior features upgraded Hardie Board siding and a durable, fortified roof structure. Step inside to an inviting open floor plan that maximizes space and offers a wonderful flow for daily living. The kitchen serves as the heart of the home, showcasing beautiful granite countertops, sleek cabinetry, and plenty of prep space. Both bathrooms are finished with a touch of modern luxury, including contemporary fixtures and stylish LED light-up mirrors. Adding to the hassle-free appeal, the property is located in an X flood zone, meaning lender-required flood insurance is typically not necessary, and features



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