6274 Tiger Trace Ave
Baton Rouge, LA 70817

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MLS# 2026011854

$295,000

3 Bedrooms | **2** Bathrooms | **1,629** Sqft

Welcome home to this beautifully maintained 3-bedroom, 2-bath home offering 1, 629 living square feet with a bright, open floor plan designed for both everyday living and entertaining. The spacious living area flows seamlessly into the kitchen and dining spaces, creating an inviting atmosphere you ll love. Inside, you ll find beautiful wood flooring and ceramic tile throughout, providing both style and durability. Step outside to a fully fenced backyard offering privacy and plenty of space for children, pets, or outdoor gatherings. Adding to the home s appeal is the peaceful pond located next door, creating a scenic setting and a more open feel. Located in Flood Zone X, this home is conveniently situated just off Tiger Bend Rd., placing you minutes from shopping, dining, Woman's Hospital, ReCenter Hospital, and other everyday conveniences. Combining an excellent location, move-in ready condition, and desirable features, this home is one you won t want to miss!

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Magnolia Roots Realty LLC

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