

3330 Willard St
Baton Rouge, LA 70802



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MLS# 2026012499



\$155,000

2 Bedrooms | 1 Bathroom | 948 Sqft

Prime ground-floor LSU-area condo in University Crossroads with one of the more generous back patios in the community. Tucked just off Willard Street near East State Street, Highland Road, and the North Gates corridor, this gated community places you close to LSU, The Chimes, The Varsity, local restaurants, coffee spots, LSU Lakes, and Tiger Stadium. This 2-bedroom, 1-bath residence offers approximately 990 square feet with an easy, functional layout designed for low-maintenance living. The living area provides a comfortable main gathering space with plenty of natural light. The kitchen is efficiently arranged for everyday use and features an updated dishwasher and range. Both bedrooms offer flexible options for sleeping space, a guest room, office, or study area, while the full bath is conveniently positioned to serve the home. The ground-floor location is a major advantage, offering easy access and a larger private outdoor patio perfect for relaxing, entertaining, container gardening, or enjoying extra outdoor space near campus. University Crossroads also offers the benefits of condo-style ownership in an established gated setting with community amenities, convenient parking areas, and a community pool. Recent improvements add meaningful value and peace of mind. The community completed a substantial exterior



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