

5024 Alvin Dark Ave
Baton Rouge, LA 70820



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MLS# 2026013011



\$259,900

3 Bedrooms | 2 Bathrooms | 1,893 Sqft

Charming Baton Rouge Home Near LSU Perfect for Game Days, Students, or Investment! Welcome to this absolutely adorable home in one of Baton Rouge's most convenient locations! Just minutes from LSU, this home offers the perfect combination of comfort, convenience, and investment potential. Situated right on the LSU bus route, you'll enjoy easy access to campus without the hassle of driving or parking. It's an ideal choice for LSU students, visiting professors, or anyone looking to be close to the university. Whether you're searching for a primary residence, a weekend game-day retreat, or a highly profitable Airbnb, this property checks all the boxes. Its prime location keeps it in demand year-round, making it an excellent opportunity for short-term or long-term rental income. You'll love being just moments from the Arlington Creek Shopping Center, where everyday conveniences are all within easy reach. Located just off River Road, you can enjoy quick access around Baton Rouge while avoiding much of the city's heavier traffic. Step outside and you'll discover your own private retreat. The backyard is a peaceful oasis, made even more enjoyable with a brand-new 8-foot privacy fence that creates the perfect setting for relaxing, entertaining, grilling with friends, or simply unwinding after a long day. The home also features covered



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