

7545 Cardiff Ave
Baton Rouge, LA 70808



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MLS# 2026013016



\$449,000

4 Bedrooms | 3 Bathrooms | 2,594 Sqft

Prime Kenilworth Location! Extensively updated and meticulously maintained, this exceptional 4-bedroom, 3-bath home is situated on a spacious corner lot in one of Baton Rouge's most established and sought-after neighborhoods. Perfectly positioned between Highland Road and Perkins Road, you'll enjoy quick access to LSU, Our Lady of the Lake Regional Medical Center, Baton Rouge General, Woman's Hospital, I-10, I-12, downtown Baton Rouge, premier shopping, dining, parks, and entertainment. This location offers the ideal combination of neighborhood charm and everyday convenience. Designed for comfortable living and effortless entertaining, the spacious floor plan features expansive living areas, abundant natural light, crown molding, a wood-burning fireplace, generous storage, and timeless architectural details that create a warm and inviting atmosphere. Major capital improvements provide exceptional value and peace of mind, including a new architectural shingle roof (2022) with transferable warranty, professionally painted exterior (2022), 24KW whole-house generator (2021) with remaining warranty, updated irrigation system with new controller (2026), new garage door, and a whole-house security and fire alarm system. Major mechanical updates have already been completed, allowing buyers to enjoy the home with



Heather Civello

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For full listing details, please scan:

