

2537 Madison Ave
Baton Rouge, LA 70802

 **LOGO** COMING
SOON

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MLS# 2026013122



\$208,000

3 Bedrooms | 2 Bathrooms | 1,434 Sqft

Welcome to The Urban Compound a fully reimagined cottage in the heart of 70802, one of Baton Rouge's most active and sought-after zip codes for investors and buyers alike. This total rehab leaves nothing untouched. Step inside to an open-concept living and dining space designed for real life room to host, room to breathe, and a fully loaded kitchen featuring custom cabinetry, a gas cooktop, stainless steel appliances, a large island, pantry, and self-cleaning oven. Three bedrooms and two baths are thoughtfully laid out across 1,434 square feet of living space, with the primary suite offering a private en suite bath and ceiling fan. Behind the new privacy fence sits the real opportunity a 572 square foot bonus loft space with exposed beams and its own electrical. Use it as a creative studio, income-generating rental, home office, or guest suite. The possibilities are as intentional as the design. Located minutes from LSU, Tiger Stadium, Southern University, and downtown Baton Rouge with easy I-10 access. Situated in Flood Zone X with no mandatory flood insurance required. This property is eligible for 100% financing-- meaning qualified buyers may purchase with zero down! Whether you are a first-time buyer ready to own in a growing corridor, an investor expanding your portfolio, or someone who simply recognizes what a fully renovated



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