

550 Camelia Ave
Baton Rouge, LA 70806



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MLS# 2026013605



\$280,000

2 Bedrooms | 2 Bathrooms | 1,313 Sqft

Historic Charm Meets Modern Peace of Mind in the Garden District! Nestled on a prime corner lot in Roseland Terrace, this 2 BR / 2 BA Garden District gem blends classic character with key modern upgrades. Historic features include original heart pine flooring, durable cypress siding, soaring 9-foot ceilings, and a cozy private back courtyard perfect for outdoor entertaining. Major recent upgrades include a brand new roof and HVAC as well as fresh paint. This cottage is located just minutes from LSU, Downtown Baton Rouge, City Park, and the bustling dining, shopping, and nightlife along Government Street in Mid City. Whether you're looking for a vibrant personal residence, a low-maintenance city retreat, or a turn-key investment/rental property with strong historic appeal, this home is move-in or lease-ready.



Kyle Petersen

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