

9337 Asoka Ave
Baton Rouge, LA 70810



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MLS# 2026013773



\$329,000

3 Bedrooms | 2 Bathrooms | 1,629 Sqft

Located on a dead-end lot in the close-knit Willow Run community, this 3-bedroom, 2-bath home offers a convenient location just off the rapidly growing Staring Lane corridor with easy access throughout Baton Rouge. Minutes from LSU, Superior Grill, the Mall of Louisiana, Perkins Rowe, Max Fitness, Spectrum Fitness, BREC Perkins Road Community Park, hospitals, industrial plants, restaurants, shopping, and entertainment. Built in 2023, the home has been exceptionally maintained and lightly lived in by only one person for the past 2.5 years. No pets, children, or roommates have ever lived here. It is vacant, move-in ready, fully fenced, and backs to neighborhood green space. The open floor plan features wood-look ceramic tile, quartz countertops, blinds, LED lighting, ceiling fans, under-cabinet lighting, a walk-in pantry, kitchen island, refrigerator, covered rear patio, and automatic garage door. The primary suite includes a massive walk-in closet, double vanity, garden tub, and large tiled shower with a frameless glass door. The additional bedrooms also have large closets. The roof, windows, and HVAC are nearly new, and applicable new-construction warranties remain. Energy-efficient features help keep utility costs low and include a tankless gas water heater, low-E tilt-in windows, energy-efficient appliances, and smart-home technology.



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