

**2405 Brightside Dr**  
Baton Rouge, LA 70820



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**MLS# 2026014133**



**\$200,000**

**3 Bedrooms | 2 Bathrooms | 1,700 Sqft**

Whether you're searching for a smart investment opportunity or a secure home for an LSU student, this move-in-ready 3-bedroom, 2.5-bath townhome in the gated Arlington Trace community is an excellent choice. Conveniently located just minutes from LSU, the property also offers quick access to shopping, dining, and major roadways. The thoughtfully designed floor plan features an open living and kitchen area on the main level, creating an inviting space for relaxing or entertaining. A convenient half bath is also located downstairs. Upstairs, the spacious primary suite occupies the third floor and includes a private full bathroom. Two additional bedrooms are located on the second floor, each with its own private vanity and toilet while sharing a centrally located shower, offering both privacy and functionality. Additional highlights include: Private outdoor patio area Three reserved parking spaces Washer and dryer included Recent improvements include luxury vinyl plank flooring throughout all bedrooms, new carpet on the stairs and landings, an updated A/C unit, dishwasher, and washer and dryer. With its desirable location, practical layout, and recent updates, this well-maintained townhome is a fantastic option for homeowners and investors alike.



**Andre Seghers**  
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For full listing details, please scan:

