

**2639 Mcgrath Ave**  
Baton Rouge, LA 70806

 **LOGO** COMING  
SOON

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**MLS# 2026014185**



**\$189,000**

**2 Bedrooms | 1 Bathroom | 1,085 Sqft**

**\*\*Owner Financing Available!\*\*** Adorable 2 bedroom, 1 bath cottage style home near the Garden District in Mid City with new flooring throughout. This beauty is blocks away from Baton Rouge High, Catholic High, St. Joseph's, and so many great restaurants and shops! This home is perfect if you are buying your first home or as an investment opportunity. As you enter, you are welcomed by an open concept living area. Special features include crown molding, wood flooring, craftsman style framed windows, updated light fixtures and fans. The kitchen is spacious and includes granite countertops as well as updated Cherry Oak shaker cabinets. The quaint bathroom has a clawfoot tub giving this space an old world charm. Both bedrooms are spacious and ready for your personal touches. Outside, there's plenty of space to entertain or just relax after a long day's work. This little garden gem won't last long, schedule your appointment with us today!



**Michelle Knobloch**

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Keller Williams Realty Red Stick Partners

For full listing details, please scan:

