

8588 Arabella Ave
Baton Rouge, LA 70820



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MLS# 2026014347



\$328,000

3 Bedrooms | 2 Bathrooms | 1,973 Sqft

Welcome home to this better-than-new 3BR, 2BA home in the desirable Magnolia Lakes community! This inviting open floor plan offers spacious living with NO CARPET throughout, making it both stylish and low maintenance. The kitchen is designed for entertaining and everyday living with 3 cm slab granite countertops, beautiful birch cabinetry, a large center island with seating for four, and plenty of storage. The private primary suite features a spacious walk-in closet along with an en-suite bath complete with a garden tub and separate shower. Step outside to one of the largest fenced backyards in the neighborhood, where you'll find an incredible outdoor living space featuring an extended patio, custom brick flower beds, and a beautiful pergola; perfect for watching football games, relaxing with family, or entertaining friends. Additional upgrades include over \$6,600 in builder upgrades, an air scrubber integrated into the HVAC system for improved indoor air quality, radiant barrier roof decking, attic flooring for additional storage and double-insulated windows. Conveniently located near LSU, Our Lady of the Lake Hospital, shopping, dining, and more, this move-in-ready home offers the perfect combination of comfort, quality, and location.



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