

5228 Capital Heights Ave
Baton Rouge, LA 70806



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MLS# 2026014571



\$369,000

3 Bedrooms | 2 Bathrooms | 1,749 Sqft

Ready for immediate occupancy! This charming 3-bedroom, 2-bath cottage-style home offers outstanding curb appeal with mature shade trees, low-maintenance landscaping, and a welcoming picket fence surrounding the front yard. The fully fenced backyard provides privacy, making it perfect for relaxing or entertaining. Step inside to a spacious living room that flows seamlessly into the adjoining dining area and kitchen, creating a comfortable and functional layout. In addition to the main living spaces, the home features two dedicated offices, offering flexibility for working from home, hobbies, or study. Just off the kitchen, you'll find a bright and inviting sunroom filled with numerous windows, providing an abundance of natural light and the perfect place to enjoy your morning coffee or unwind at the end of the day. The primary suite features carpet flooring, two closets, and a private en-suite bath. Two additional generously sized, carpeted bedrooms share a full hall bath, offering comfortable accommodations for family or guests. Conveniently located near local high schools, Baton Rouge Community College, LSU, medical facilities, restaurants, shopping, and more, this home combines comfort, charm, and an exceptional location. Schedule your private showing today. **Photos are edited by a professional photo editor for marketing purposes.



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