

4025 Irvine St
Baton Rouge, LA 70808

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MLS# 2026015079



\$410,000

3 Bedrooms | 2 Bathrooms | 1,650 Sqft

Charming Southdown's cottage located on one of the area's few quiet streets with no through traffic! This beautifully updated 3-bedroom, 2-bath home blends modern convenience with timeless cottage charm and is ideally situated within walking distance of St. Aloysius and the LSU Lakes. Step through the front door into a spacious dining room with open concept to the kitchen. The living room offers a fireplace, flexible office nook or workout space, and a loft for additional versatility. The fully renovated kitchen features custom cabinetry, new flooring, and new appliances. The spacious primary suite includes a beautifully renovated bath with marble countertops, tile flooring, a custom tile shower, and a clawfoot soaking tub. The large primary closet conveniently includes the laundry area. Two additional bedrooms share a fully renovated guest bath. Outside, enjoy a spacious fenced backyard, perfect for relaxing or entertaining. Original hardwood floors have been beautifully refinished throughout, with no carpet anywhere in the home. Additional updates include a 7-year-old roof, outdoor HVAC unit 2023, energy-efficient windows, and ThermaShield spray insulation beneath the home. An exceptional location makes it easy to walk to the LSU Lakes, St. Aloysius, and nearby amenities, or hop on your bike and head to your



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