

2040 Iowa St
Baton Rouge, LA 70802



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MLS# 2026015446



\$245,000

4 Bedrooms | 2 Bathrooms | 3,546 Sqft

Discover unparalleled potential in this charming Fannie Mae property nestled in the heart of Baton Rouge, just moments from LSU and downtown off Nicholson Drive. This expansive residence boasts over 3,500 square feet of versatile living space, designed to accommodate and inspire. The main house features four generously sized bedrooms and two modern bathrooms, perfect for group living or hosting guests. A standout feature of this property is the additional guest house complete with its own two baths ideal for extended family stays or as an income-generating rental unit. Imagine serene evenings spent exploring the massive backyard, offering a private oasis for relaxation or entertaining family and friends. This home's location offers unprecedented convenience; whether you're seeking the vibrant energy of campus life at Louisiana State University or the dynamic offerings of downtown Baton Rouge's dining and cultural experiences, everything is within reach. Positioned off Nicholson Dr. This home also offers a separate living area in the backyard. Can be used as a massive man cave, mother-in-law suit, or rent space. It includes a full kitchen, huge living area with two full bathrooms.



Ted Major
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