

13225 Country Park Ave
Baton Rouge, LA 70816



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MLS# 2026015709



\$250,000

3 Bedrooms | 2 Bathrooms | 1,493 Sqft

Welcome home to this completely updated 3-bedroom, 2-bath Acadian-style home in Country Manor subdivision, located in the City of St. George! A cozy front porch and beautiful landscaping create inviting curb appeal, while rear parking keeps the front exterior clean and attractive. This move-in-ready home features no popcorn ceilings, porcelain wood-look tile flooring throughout, and attractive newer Window World double-insulated windows that provide abundant natural light while adding energy efficiency. The spacious kitchen features beautiful custom wood cabinetry, granite countertops, pantry, deep double sink with garbage disposal, and stainless steel appliances including refrigerator, smooth-top range, built-in microwave, and dishwasher. The kitchen opens to the dining area for easy entertaining. The living room features a vaulted ceiling with wood beam and a corner brick wood-burning fireplace with gas assist, wood mantle, and raised brick hearth. An oversized hallway leads to three bedrooms, each with ceiling fans and large closets. The primary bath offers a dual vanity with granite countertops, custom cabinetry, and a large linen closet. A 400 SF bonus room/sunroom, not included in the living area, is filled with windows and natural light, giving you the extra space everyone is looking for and making the interior feel even larger! Enjoy a



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