

**17012 Appomattox Ave**  
Baton Rouge, LA 70817



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SOON

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**MLS# 2026015829**



**\$245,000**

**4 Bedrooms | 2 Bathrooms | 1,609 Sqft**

Welcome home to Shenandoah, one of Baton Rouge's most established and sought-after communities! This well-maintained 4-bedroom, 2-bath home sits on a spacious lot backing up to a wooded area owned by BREC, offering additional privacy and a huge backyard with plenty of room for children, pets, entertaining, or outdoor activities. The property features a 6-foot wooden privacy fence, a wrought-iron remote-controlled driveway gate, ample parking, a carport, and additional storage. Inside, you'll find a bright, open floor plan with plenty of natural light. The kitchen features stainless steel appliances, ceramic tile, and a breakfast bar that opens to the breakfast area and den. The home also offers a separate living room and den, providing flexible space for a home office, playroom, media room, or additional entertaining area. Located just one block from Shenandoah Elementary School and convenient to shopping, restaurants, I-10, and I-12, this home offers space, privacy, and a great location in the heart of Shenandoah.



**Abraham Slocum**  
Phone: (504) 430-3118  
TGL Group, LLC

For full listing details, please scan:

