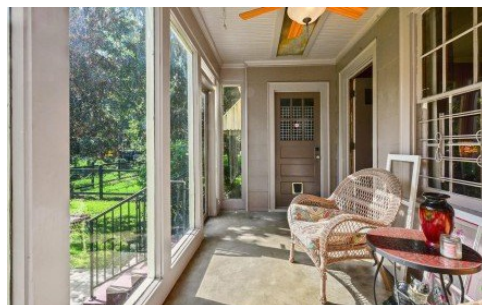


894 Arlington Ave
Baton Rouge, LA 70806

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MLS# 2026016338



\$275,000

2 Bedrooms | 1 Bathroom | 1,216 Sqft

Charming cottage full of character in a fantastic location! This 2-bedroom, 1-bath home beautifully blends original charm with thoughtful updates. The kitchen was updated in 2020 with new cabinetry, an island, granite countertops, stainless steel appliances, and a 5-burner gas cooktop. Additional updates include a complete electrical rewiring, all new plumbing in kitchen and laundry room, tankless water heater, all completed in 2020. Original hardwood floors add warmth and character throughout the living room, dining room, hallway, and both bedrooms. The enclosed front porch is heated and cooled and included in the living area, providing additional flexible living space. The outdoor spaces are equally inviting with a fenced backyard and covered side porch. A detached 243-square-foot bonus room offers even more versatility and features insulated walls, a wall-mounted AC unit, and an electric fireplace heater. Use it as a home office, game room, art studio, or additional flex space. The main house also features a lifetime metal roof installed in 2005. Conveniently located within a short walk of Catholic High, St. Joseph's Academy, and Government Street, with easy access to I-10, downtown Baton Rouge, LSU, the Garden District, and the Perkins Road Overpass area. A wonderful opportunity to own a character-filled cottage with important updates,



Josh McKay

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RE/MAX Professional

For full listing details, please scan:

