

13812 Malbec Ave
Baton Rouge, LA 70816

 **LOGO** COMING
SOON

Powered by homes.theadvocate.com

MLS# 2026016497



\$406,000

4 Bedrooms | 3 Bathrooms | 3,089 Sqft

Imagine coming home to the space your family has been looking for! Located in Ballcosa subdivision, 13812 Malbec Dr offers 4 bedrooms, 3 full baths, and a versatile loft perfect for a game room, home office, media space, or second living area. Step outside to a large backyard with plenty of room to play, entertain, garden, or simply relax. The attached garage adds everyday convenience, while the builder home warranty provides extra peace of mind. Best of all, you'll enjoy access to Ballcosa's members-only clubhouse, community pool, and play yard giving you more ways to enjoy your neighborhood without leaving home. More space, great amenities, and room to make it your own come see why 13812 Malbec Dr could be the one!



Keith Duncan

Phone: (225) 362-0671

KADRE LLC

For full listing details, please scan:

