

1720 Rue Crozat
Baton Rouge, LA 70810



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MLS# 2026017627



\$298,500

3 Bedrooms | 2 Bathrooms | 1,750 Sqft

Traditional Ranch-Style Home in Iberville Terrace Welcome to this charming traditional ranch-style home located in the established and desirable Iberville Terrace neighborhood of Baton Rouge. Conveniently located near shopping, malls, restaurants, and major medical facilities, this home offers both comfort and convenience. The home features 3 bedrooms and 2 full bathrooms with approximately 1,750 square feet of living area. The interior has been freshly painted throughout and includes a beautifully renovated kitchen featuring granite countertops, stainless-steel appliances, a new oven, microwave, dishwasher, and kitchen sink. Both bathrooms have been updated with new toilets, while the existing cast-iron tubs have been professionally refurbished, adding both character and renewed appeal. Major improvements include a new roof installed in 2016 and an AC system installed in 2025. The home is equipped with both gas and electric utilities. One of the property's standout features is an additional enclosed room measuring approximately 17.4 x 20.1 that is not included in the stated living square footage. This versatile space would make an excellent game room, party room, home entertainment area, or gathering space and provides exceptional flexibility for today's lifestyle. The property also features a fenced backyard, offering privacy and



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