

8091 Bayou Fountain Ave
Baton Rouge, LA 70820



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MLS# 2026017847



\$89,900

2 Bedrooms | 2 Bathrooms | 1,000 Sqft

MOVE-IN READY TOWNHOME IN THE HEART OF BATON ROUGE! This beautifully maintained two-story townhome offers a bright, spacious interior, an open-concept floor plan, convenient location just off Staring Lane between Perkins Road and Essen Lane. Enjoy easy access to the Perkins Road Community Park, medical centers, shopping, dining and everyday conveniences; many just minutes away without needing to get on the interstate. Louisiana State University (LSU) is approximately 5.6 to 5.7 miles and takes about 10 to 14 minutes depending on traffic. Inside, you'll find **NO CARPET**, beautiful wood and ceramic tile flooring, freshly painted interior, neutral color palette, upgraded lighting, plantation-style shutters and blinds, and a cozy corner fireplace that adds warmth and character to the living area. The kitchen features a serving bar that connects easily to the main living space, making everyday living and entertaining simple. The spacious primary bedroom offers **TWO LARGE WALK-IN CLOSETS**, while the bath features granite countertops. **ALL APPLIANCES REMAIN**, including the refrigerator, washer and dryer, helping make move-in even easier and reducing upfront costs. Step outside to a **PRIVATE FENCED BACK PATIO**, perfect for relaxing, outdoor seating or creating your own low-maintenance retreat. The **HOA INCLUDES**



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For full listing details, please scan:

