

424 Lsu Ave
Baton Rouge, LA 70808



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MLS# 2026018001



\$875,555

4 Bedrooms | 3 Bathrooms | 2,461 Sqft

A distinctive College Town home combining historic character, thoughtful updates, and quintessential Louisiana style just steps from the LSU Lakes and campus. Built in the 1930s and beautifully renovated, the main home offers four spacious bedrooms and three baths, with warm, character-filled interiors and an easy flow between living spaces that makes the house equally comfortable for everyday life and entertaining. The generous primary suite features an en-suite bath and walk-in closet, while a practical mudroom adds function without sacrificing style. One of the property's standout features is the detached garage and 545-square-foot guest suite, built just five years ago, with a full bath, abundant storage, and a private balcony overlooking the backyard. It's an ideal space for guests, a home office or studio, or potential rental income. Outside, the newly landscaped and hardscaped backyard has been designed as an extension of the home, with a spa gazebo, entertaining deck, excellent drainage, and a fully fenced yard with an electric gate for added privacy and security. Major improvements include a newer roof and water heater, whole-house generator, and updated HVAC. Flood Zone X. And then there's the location: walk or bike to LSU games and events, stroll the LSU Lakes, and enjoy one of Baton Rouge's most beloved historic



Kristan Fletcher
Phone: (225) 337-0304
Peak Properties, LLC

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