

1468 Aberdeen Ave
Baton Rouge, LA 70808



Powered by homes.theadvocate.com

MLS# 2026013349



\$825,000

4 Bedrooms | 5 Bathrooms | 3,332 Sqft

Custom built in 2016, this spacious 4BR/4.5BA Southdowns home offers the rare combination of newer construction, a large lot, and a prime location just a short walk from the LSU Lakes. With St. Aloysius down the street and football season right around the corner, this address puts you close to the places and traditions that make South Baton Rouge so special. High ceilings, quality finishes, and a flexible floor plan provide the space and amenities that can be difficult to find in this established neighborhood. The open living, dining, and kitchen areas are filled with natural light. The gourmet kitchen features premium appliances, custom cabinetry, an oversized island, and abundant workspace and storage. The private primary suite includes a large walk-in closet, dual vanities, freestanding tub, and separate steam shower. A second downstairs bedroom has its own full bath, while a powder room off the living area serves visitors. A mudroom and separate office or craft space are located near the two-car garage. Upstairs are two additional en suite bedrooms, a den or media room, and another flexible space for an office, gym, or playroom. Outside, the expansive backyard, covered porch, and ample room for a pool make this property even more exceptional. Minutes from LSU, St. Aloysius, Catholic High, St. Joseph's Academy, Baton Rouge



Jerry del Rio

Phone: (225) 806-8532

Del Rio Real Estate, Inc.

Office: (225) 218-0888

For full listing details, please scan:

