

2180 Cedardale Ave
Baton Rouge, LA 70808



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MLS# 2026018293



\$390,000

3 Bedrooms | 2 Bathrooms | 1,586 Sqft

This University Gardens gem boasts an abundance of curb appeal, a new roof, and a huge fenced back yard! Beautiful hardwood floors flow through most rooms and were all just refinished, and most of the interior is freshly painted! You will feel right at home as you enter the living area, anchored by a beautiful fireplace and mantle. A formal dining sits between the living room and kitchen, and features great lighting, and built-ins. The kitchen overlooks the back yard and the dining room. You'll appreciate it's spacious granite counters, gas range and updated cabinetry. A den is situated in the center of the home and leads to the bedrooms. The hall bath is generous in size and is easily accessible for guests and bedrooms 2 & 3. The primary suite features an En Suite Bath of its own! You'll also love the front brick sidewalk, parking pad, long driveway, storage garage, and the rear deck overlooking the large fenced back yard! Above all: **LOCATION LOCATION LOCATION!** You will be walking distance from the LSU Lakes, Tiger stadium, many restaurants, grocery stores, coffee shops, gyms, dry cleaners, and more. Plus, I-10 is very close and so is downtown! Make an appointment today to schedule a private tour.



Ashley Vuci

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