

# \$89,900 - 1351 W Roosevelt St, Baton Rouge

MLS® #2025010389

**\$89,900**

2 Bedroom, 1.00 Bathroom, 640 sqft  
Residential on 0.09 Acres

South Baton Rouge, Baton Rouge, LA

Discover the perfect blend of charm and modern updates in this delightful two bedroom, one bath cottage home. Perfect for the first time homebuyer or savvy investors! Home is on the bus route and walking distance to Tiger Stadium. Interior includes: New flooring throughout, new hot water heater New windows, Dutch Lap siding, roof less than 2 years old, all new plumbing in house and underground. Stainless steel appliances included, (Stove, microwave, refrigerator) and washer and dryer. Enclosed screened front porch. Parking in driveway and additional off-street parking. Huge fenced in backyard with wood deck and room for expansion. Property is currently occupied by Tenant. The Tenant is on a Month to Month Lease renting for \$850. Please DO NOT DISTURB TENANT.

Located in X Flood Zone (Flood Insurance not required).

Built in 1950

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | 2025010389 |
| Price          | \$89,900   |
| Bedrooms       | 2          |
| Bathrooms      | 1.00       |
| Full Baths     | 1          |
| Square Footage | 640        |
| Acres          | 0.09       |
| Year Built     | 1950       |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Detached Single Family |
| Style    | Cottage                |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1351 W Roosevelt St |
| Area        | EBR MLS Area 52     |
| Subdivision | South Baton Rouge   |
| City        | Baton Rouge         |
| State       | LA                  |
| Zip Code    | 70802               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Utilities      | Cable Connected                  |
| Parking Spaces | 4                                |
| Parking        | 4+ Cars Park, No Covered Parking |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Attic Access                                                                             |
| Appliances        | Elec Stove Con, Dryer, Microwave, Range/Oven, Refrigerator, Stainless Steel Appliance(s) |
| Heating           | Central                                                                                  |
| Cooling           | Central Air, Ceiling Fan(s)                                                              |
| # of Stories      | 1                                                                                        |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Lighting     |
| Windows           | Screens      |
| Roof              | Shingle      |
| Construction      | Vinyl Siding |
| Foundation        | Block        |

### School Information

|          |                  |
|----------|------------------|
| District | East Baton Rouge |
|----------|------------------|

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 3rd, 2025 |
|-------------|----------------|



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