

# **\$295,000 - 26 Edgemont Drive, Oroville**

MLS® #OR25029943

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## **\$295,000**

2 Bedroom, 1.00 Bathroom, 1,164 sqft  
Residential on 1 Acres

N/A, Oroville,

TURNKEY! Nestled in the foothills of Oroville is where you will find 26 Edgemont Drive. Resting on a half-acre parcel of land that is cross fenced for animals and gardens. The backyard is set to entertain with a patio and plenty of privacy! The landscaping allows for multiuse; fully fenced front yard for animals, gardening and RV gates to park your RV. The side yard has a large potting shed and covered dog kennels with concrete slab, water and power. This is ideal for your dogs to be nice and comfy in all weather conditions! Enjoy some of the planted fruits and nut trees, walnut tree, Eureka lemon tree, pecan tree, fruit cocktail trees and a key lime tree! The attached garage provides protection from the weather, ample storage and large laundry area. The front of the home is where you will enjoy the cresting morning sunrise views over the eastern foothills. The views are beautiful from your front yard and inside the home. The interior is stunning, fully remodeled in 2018, boasting some high end finishes! As you enter you will feel the warmth from the recessed mood adjust lighting, custom tile flooring, gentle finished walls with neutral colors, high end carpets, and a kitchen for a chef to master! Custom built Knotty Alder cabinets, stainless appliances, and leather finished granite countertops. The storage in the kitchen was designed to fit the needs of cooking with sliding drawers and copious amounts of cabinet shelving for storing your cookware and non perishables.



The living room is oversized with large windows, framing the stunning views! A gorgeous wood burning fireplace and soft high end carpet for lounging! The bedrooms are nice sized with an adjoining hallway adorned with built-in custom Knotty Alder linen cabinets, drawers, storage and a beautiful inlay shelf for art and decor with custom lighting. The primary bedroom has a dressing area/powder station and an oversized closet. The primary bedroom has stunning views. The second bedroom is nice sized with views of the landscaped backyard. You will want to view this home in person to feel the craftsmanship. Per sellers the remodel was down to the studs, bringing everything they touched up to 2018 standards. Solar is awesome, it is on a separate loan that will need to be assumed. Contact your agent today for a private showing!

Built in 1963

## Essential Information

MLS® #	OR25029943
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,164
Acres	0.58
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tj Jensen
Listing Office	Century 21 Select Real Estate Inc

## Community Information

Address	26 Edgemont Drive
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Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	1
# of Garages	1
View	Mountain(s), Panoramic
Pool	None

### **Exterior**

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Bluff, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Sprinkler System
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Separate/Formal Dining Room, Track Lighting
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Free-Standing Range, Gas Oven, Self Cleaning Oven, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **School Information**

District	Oroville Union
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### **Additional Information**

Date Listed	February 11th, 2025
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Days on Market	9
Zoning	AR
Short Sale	N
RE / Bank Owned	N

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