

\$315,000 - 28 Las Plumas Way, Oroville

MLS® #OR25090556

\$315,000

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0 Acres

N/A, Oroville,

Welcome to this well-maintained 3-bedroom, 2-bathroom home offering comfort, character, and convenience in a desirable neighborhood. While one bathroom is listed as a half bath on record, it has been thoughtfully upgraded to a full bath—adding both functionality and value.

Step inside to an open floor plan featuring a cozy wood-burning fireplace, ideal for relaxing evenings. The dining area seamlessly flows into an enclosed porch, providing the perfect flex space for a den, game room, or creative studio—the possibilities are endless!

A dedicated office area offers work-from-home potential, and the laundry is currently in the garage with the option to relocate it back inside for added ease. The garage also includes its own swamp cooler, making it a usable space year-round.

Important updates include a roof and HVAC system installed approximately 7–8 years ago, newer double-pane windows at the front of the home, and rain gutters added just 2 years ago. The property boasts landscaped front and back yards and comes equipped with both a metal shed and a wooden shed. It should be noted that the woodshed has its own swamp cooler—perfect for storage, hobbies, or even a creative workshop.

Located just 0.3 miles from Las Plumas High School and 0.2 miles from Oakdale Heights



Elementary, this home combines suburban serenity with walkable convenience.

Built in 1975

Essential Information

MLS® #	OR25090556
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stephanie Camp
Listing Office	eXp Realty of Northern California, Inc

Community Information

Address	28 Las Plumas Way
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

Amenities

Parking Spaces	2
Parking	Garage, Door-Multi
# of Garages	2
Garages	Garage, Door-Multi
View	Neighborhood
Waterfront	Lake
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
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Lot Description	ZeroToOneUnitAcre, Back Yard, Lawn, Landscaped, Street Level
Windows	Blinds, Screens
Roof	Composition
Foundation	Slab

Interior

Interior Features	Separate/Formal Dining Room, Open Floorplan, Bedroom on Main Level, Main Level Primary, Laminate Counters
Appliances	Electric Oven, Electric Range, Microwave, Refrigerator, Electric Cooktop
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Oroville Union
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Additional Information

Date Listed	April 25th, 2025
Days on Market	10
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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