

# \$153,000 - 95 Arbol Avenue, Oroville

MLS® #OR25155536

**\$153,000**

2 Bedroom, 1.00 Bathroom, 1,136 sqft

Residential on 1 Acres

N/A, Oroville,

Endless Potential, Value in the land â€“ Bring Your Vision!

This 2-bedroom, 1-bath home sits on a spacious 1.5-acre lot, offering an incredible opportunity for the right buyer. While the home requires major renovation, the property itself is a blank canvas with room to grow. Whether you're an investor, contractor, or buyer looking to create your dream home from the ground up, this is your chance to make it happen.

With ample space for an ADU, a garden, workshop, or even recreational use, the possibilities are wide open. Mature trees provide a peaceful, country-like setting, and thereâ€™s plenty of room for expansion.

If you're not afraid of a project and see the beauty in potential, this oneâ€™s for you. Fix it up, build it out, and make it yours.



Built in 1948

## Essential Information

MLS® # OR25155536

Price \$153,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,136

Acres 1.39

Year Built 1948

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Colesha Farris
Listing Office	eXp Realty of California Inc

## Community Information

Address	95 Arbol Avenue
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

## Amenities

View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Foundation	Slab

## Interior

Interior Features	All Bedrooms Down
Heating	Fireplace(s)
Cooling	Evaporative Cooling
Fireplace	Yes
Fireplaces	Insert, Wood Burning Stove
# of Stories	1
Stories	One

## School Information

District	Oroville Union
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## Additional Information

Date Listed	July 10th, 2025
Days on Market	7
Zoning	AR
Short Sale	N
RE / Bank Owned	N

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