

# \$399,000 - 331 La Mirada Avenue, Oroville

MLS® #OR25221497

**\$399,000**

3 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 4 Acres

N/A, Oroville,

**NEW PRICE!! 4.43 ac's! LOCATION!**

**PRIVACY!** The visit you make to the property will enchant you! You will be amazed at the craftsmanship of this home! 4.43 acres in a quiet neighborhood with privacy in a park-like setting. House has a brand new roof, with chimneys swept and evaporative cooler recently serviced. When you open the front door, you'll be delighted by the oak hardwood flooring that runs through the whole house, a fireplace, picture windows, and high ceilings. The updated kitchen and bathrooms have granite countertops, and the shower and tub areas have custom tile. The hallway has plenty of storage in beautiful hickory cabinets. The bonus room below has private entry, and could be a "guest/in-law" area, or become a "get-a-way" or "craft/hobby" room, oh, so many possibilities! . It has a shower in the bathroom and a cozy wood stove, in the open area. Also has laundry hook-ups, a microwave and a sink. The floor and accent wall are "Shells Reef Gold Limestone". The walls are knotty pine, like upstairs. Do not miss this opportunity to purchase this gem in Butte County! Property is located minutes from Lake Oroville, Feather River, fishing, hunting, recreation! Minutes to a local market or downtown. Seasonal creek, studded with oaks, a stunning property! All this and South Feather Water and Power district, too! Call your favorite realtor/agent to view, by appt only, this is not a drive by. Call your favorite REALTOR/agent to view, by appt only, this is



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Built in 1957

## Essential Information

MLS® #	OR25221497
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,793
Acres	4.43
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Ranch
Status	Closed
Listing Agent	Lauralyn A. Lambert
Listing Office	Table Mountain Realty, Inc.

## Community Information

Address	331 La Mirada Avenue
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

## Amenities

Utilities	Electricity Connected, Water Connected
Parking	Driveway, Off Street, Oversized, RV Potential, Uncovered, Unpaved
Garages	Driveway, Off Street, Oversized, RV Potential, Uncovered, Unpaved
View	Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Wood Siding
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Exterior Features	Rain Gutters
Lot Description	Yard, Irregular Lot, Rolling Slope, Secluded, Sloped Up, Trees
Windows	Double Pane Windows, Screens
Roof	Composition
Construction	Wood Siding
Foundation	Concrete Perimeter

## Interior

Interior	Tile, Wood, See Remarks
Interior Features	Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Cathedral Ceiling(s), Country Kitchen, See Remarks, Wood Product Walls
Appliances	Dishwasher, Electric Range, Refrigerator, Washer
Heating	Baseboard, Electric, Fireplace(s), Wood, Wood Stove
Cooling	Evaporative Cooling
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	2
Stories	Two, One

## School Information

District	Oroville Union
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## Additional Information

Date Listed	September 23rd, 2025
Days on Market	64
Short Sale	N
RE / Bank Owned	N

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