

# \$498,000 - 796 9th Street, Chico

MLS® #SN25047054

**\$498,000**

3 Bedroom, 2.00 Bathroom, 2,103 sqft

Residential on 0 Acres

N/A, Chico,

Welcome to 796 E. 9th St, a true Chico Charmer nestled in the heart of the historic Eastwood Park neighborhood - Chico's first true subdivision, known for it's European-inspired architecture and timeless character. Built in 1926, this 3-bedroom, 2-bathroom, 2,103 sq. ft home is filled with charm, original details, and an inviting atmosphere that makes it truly special.

Situated on a corner lot with alley access, this property offers extra space between neighbors while being just blocks from Lower Bidwell Park and minutes from Downtown Chico. Step inside to a bright and airy living room, where soaring ceilings, original hardwood flooring, and a stunning fireplace create a warm and welcoming ambiance. The formal dining room connects seamlessly to the kitchen, which, along with the bathrooms, retains many original fixtures and period details, preserving the home's historic character. A wonderful sunroom with built-in shelving overlooks the lush backyard and charming patio, making it the perfect space for an art studio, reading nook, or home office bathed in natural light. Upstairs, you'll find a spacious loft area, offering a versatile space for a room, hobby room, or guest retreat. A rare unfinished basement provides valuable additional storage space, while the courtyard-style backyard is a private retreat, creating a tranquil setting to enjoy morning coffee or evening meals. For added convenience, the property includes a detached garage with alley access, offering



off-street parking and a secure space for vehicles. Above the garage is an unfinished loft space, ideal for extra storage or future customization to fit your needs. These Storybook homes are a rare find in Chico, blending historic charm with a prime location. Don't miss this opportunity to own a piece of Chico's history - schedule a private tour today!

Built in 1926

## Essential Information

MLS® #	SN25047054
Price	\$498,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,103
Acres	0.16
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Robin Miller
Listing Office	Parkway Real Estate Co.

## Community Information

Address	796 9th Street
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

## Amenities

Utilities	Sewer Connected, Water Connected, Electricity Connected
Parking Spaces	1
Parking	Door-Single, Garage, Driveway Level, Garage Faces Rear, On Site, On Street
# of Garages	1

Garages	Door-Single, Garage, Driveway Level, Garage Faces Rear, On Site, On Street
View	Neighborhood, Trees/Woods
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Street Level, Near Park, Near Public Transit, Rectangular Lot, Yard
Windows	Skylight(s), Casement Window(s)
Roof	Composition
Foundation	Concrete Perimeter

## Interior

Interior	Laminate, Wood
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Built-in Features, Primary Suite, Storage, Utility Room
Appliances	Water Heater, Electric Oven, Electric Range, Free-Standing Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Chico Unified
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## Additional Information

Date Listed	February 24th, 2025
Days on Market	17
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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