

# \$9,999 - 6472 Kingsdale Court, Magalia

MLS® #SN25103339

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**\$9,999**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Magalia,

Ideal .28-Acre Lot Cul-de-Sac Lot in Magalia! This beautiful lot is sitting at the back of the cul-de-sac and offers a large lot offering 69 ft. of road frontage and 124 ft. of back yard, you have great access for extra RV parking and a great canvas to bring your dream home to life! With power, water, septic, and an existing driveway already in place, your transition to building is made seamless. Nestled on a quiet private cul-de-sac, enjoy the tranquility and privacy youâ€™ve been seeking. Located less than a mile from shopping, dining, public transportation, and the post office, everyday conveniences are right at your fingertips. Plus, as a member of the Paradise Pines Property Owners Association, youâ€™ll enjoy exclusive access to amenities including a pool, spa, library, clubhouse, meeting rooms, playground, and scenic hiking trailsâ€”perfect for fostering a vibrant and connected community lifestyle. Commuting is a breeze with quick access down Skyway to both Paradise and Chico, allowing you to stay close to city conveniences while enjoying peaceful mountain living. For outdoor enthusiasts, adventure is just minutes away! Explore Paradise Lake, DeSabra Lake, Lake Oroville Marina, and the Feather River for fishing, boating, and water sports. Enjoy nearby hiking and biking trails, off-road vehicle trails, a snowmobile park, and countless camping opportunities. Donâ€™t miss this chance to build your custom retreat in a welcoming community surrounded by nature and recreation. Come envision your future on



this beautiful, ready-to-build lot today!

## Essential Information

MLS® #	SN25103339
Price	\$9,999
Bathrooms	0.00
Acres	0.28
Type	Land
Status	Closed
Listing Agent	Rhonda Maehl
Listing Office	Century 21 Select Paradise

## Community Information

Address	6472 Kingsdale Court
Subdivision	N/A
City	Magalia
County	Butte
Zip Code	95954

## Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Underground Utilities, Water Available
View	Mountain(s), Neighborhood, Trees/Woods
Waterfront	Reservoir in Community

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, Near Park, Near Public Transit, ZeroToOneUnitAcre
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## Additional Information

Date Listed	May 14th, 2025
Days on Market	106
Zoning	RT1
Short Sale	N
RE / Bank Owned	N

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