

\$305,000 - 6485 Providence Court, Magalia

MLS® #SN25104628

\$305,000

3 Bedroom, 2.00 Bathroom, 1,260 sqft
Residential on 0 Acres

N/A, Magalia,

WOW!! 3 BEDROOMS + DEN HOME!!

**OWNED SOLAR!! NEW SEPTIC TANK &
LEACH FIELD!! 10-YEAR HOME**

WARRANTY!! This is a fantastic open floor plan with vaulted ceilings and split bedroom style. The kitchen boasts quartz counters, full backsplash, state-of-the-art kitchen island design, stainless appliances and floor to ceiling pantry offering lots of storage & counter space that flows easily to the dining area and large living room complemented by an electric fireplace and coat closet for topmost comfort.

The Master suite has a full tub/shower enclosure with doors, beautiful quartz vanity & lighted mirror and there is a bonus room adjacent off the shared hall that could make a great office, nursery or guest room. All bedrooms offer dedicated ethernet connections in each room, smart home installation enabling WiFi temperature control and exterior & interior house surveillance by Ring. The far side of the home has a wonderful layout featuring 2 additional bedrooms with full closets and an adjacent full tub/shower bathroom. The attached 2-car garage also features an 8' door, and a beautiful epoxy finished garage floor! You will love this large fully fenced yard with gated walkway from the driveway to the front door providing wonderful privacy and security, as well as a double gate for easy drive-thru access to the private yard. This home is nestled on a small cul-de-sac away from busy roads and yet conveniently located just 2



blocks from all the downtown Magalia shopping, dining & post office and a quick 17-mile commute to Hwy 99 in Chico. So many options with this big, level, blank slate of a yard to finish it off to fit your needs perfectly...be it room for kids, pets, gated parking or fruit trees & gardening--your imagination is the limit! No need to wait for an open house to view this home...call today to set up a private showing of this home at your convenience!!

Built in 2025

Essential Information

MLS® #	SN25104628
Price	\$305,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.24
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rhonda Maehl
Listing Office	Century 21 Select Paradise

Community Information

Address	6485 Providence Court
Subdivision	N/A
City	Magalia
County	Butte
Zip Code	95954

Amenities

Amenities	Meeting Room, Meeting/Banquet/Party Room, Recreation Room, Sauna, Barbecue, Bocce Court, Pickleball, Playground, Pool, Spa/Hot Tub, Trail(s)
Utilities	Electricity Connected, Water Connected, Cable Available, Phone Available,

	Underground Utilities
Parking Spaces	4
Parking	Driveway, Garage, Concrete, RV Access/Parking
# of Garages	2
Garages	Driveway, Garage, Concrete, RV Access/Parking
View	Mountain(s), Neighborhood, Trees/Woods
Waterfront	Reservoir in Community
Has Pool	Yes
Pool	Gunitite, Heated, In Ground, Association, Fenced
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, HardiPlank Type
Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Level
Windows	Double Pane Windows
Roof	Composition
Construction	Drywall, HardiPlank Type
Foundation	Slab

Interior

Interior	Laminate
Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Main Level Primary, Cathedral Ceiling(s), Quartz Counters
Appliances	Dishwasher, Electric Oven, Microwave, Water To Refrigerator, Water Heater, Electric Range, Electric Water Heater, Free-Standing Range
Heating	Central, Forced Air, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Blower Fan, Electric
# of Stories	1
Stories	One

School Information

District	Paradise Unified
----------	------------------

Additional Information

Date Listed	May 11th, 2025
Days on Market	70

Zoning R-1

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of January 20th, 2026 at 9:05pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.