

# \$435,000 - 1170 Marian Avenue, Chico

MLS® #SN25108145

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## \$435,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 0 Acres

N/A, Chico,

Welcome to 1170 Marian Ave, nestled in a serene country setting where vintage charm meets everyday comfort. This delightful 3-bedroom, 2-bathroom 1950's home was updated and enlarged in 1989 to offer 1,520 sq. ft. of thoughtfully designed living space on a generous 0.28-acre lot. Located just minutes from Downtown Chico, Chico State, and local amenities, this peaceful neighborhood provides the perfect balance of quiet retreat and urban access. From the moment you arrive, youâ€™ll be greeted by lush landscaping and a picturesque front porch framed by greeneryâ€”an ideal place to enjoy your morning coffee or unwind after a long day. Inside, natural light pours into the spacious living room, where original hardwood floors and a cozy brick fireplace with a wood-burning stove create a warm and inviting atmosphere. The kitchen and dining area offer an open-concept flow perfect for entertaining. A skylight brightens the kitchen, which includes a gas stove, pantry, and a mix of tile counters and vinyl flooring for timeless style and everyday functionality. Just off the dining area, a door leads directly to the backyard, making indoor-outdoor living seamless. Each of the three bedrooms is filled with light and features wood floors, ceiling fans, and dual-pane windows for comfort and efficiency. The spacious primary suite includes vaulted ceilings, private backyard access, and a full en-suite bathroom with dual sinks and a shower/tub combo. Step outside and discover



a fully fenced backyard designed for relaxation and recreation. Youâ€™ll enjoy a large concrete patio, raised garden beds, mature fruit trees, and a roller gate for access to the rear of the property. An access road to the south leads to the detached covered RV parking area and shop, offering space for hobbies, storage, or your next project. Whether youâ€™re looking for space to grow, a place to entertain, or simply a home that offers both tranquility and convenience, 1170 Marian Ave is ready to welcome you. Call your favorite agent today and come see this one-of-a-kind property for yourself!

Built in 1951

### **Essential Information**

MLS® #	SN25108145
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.28
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kiersten Morgan
Listing Office	Crane Realty

### **Community Information**

Address	1170 Marian Avenue
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Concrete, Driveway Level, RV Access/Parking, RV Covered, See Remarks, Storage
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Concrete, Driveway Level, RV Access/Parking, RV Covered, See Remarks, Storage
View	Neighborhood, Orchard
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters, Lighting
Lot Description	Back Yard, Front Yard, Lawn, Level, Street Level, Yard, Garden, Rectangular Lot
Windows	Double Pane Windows, Screens, Skylight(s)
Roof	Composition
Foundation	Raised

## Interior

Interior	Laminate, Wood
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Storage, Tile Counters, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Pantry, Walk-In Pantry
Appliances	Dishwasher, Gas Oven, Gas Range, Range Hood, Water Heater, Vented Exhaust Fan
Heating	Central, Fireplace(s), Wood
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Masonry
# of Stories	1
Stories	One

## School Information

District	Chico Unified
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## Additional Information

Date Listed	May 5th, 2025
Days on Market	5
Zoning	SR1

Short Sale                N

RE / Bank Owned      N

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