

\$469,000 - 1433 Oleander Avenue, Chico

MLS® #SN25113861

\$469,000

4 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 0 Acres

N/A, Chico,

Located in the heart of Chico's desirable Avenues neighborhood, this inviting cottage-style home offers the perfect blend of charm, comfort, and location. Just 5 minutes walking distance from Enloe Medical Center, or 25 minutes from Chico State University and Chico Downton, this property is a rare opportunity for those seeking convenience, character, and flexibility.

Step inside to an open floor plan featuring original hardwood floor, a cozy stone fireplace, and plenty of natural light. The spacious layout includes a separate laundry room, partial basement for added storage, and a private primary suite thoughtfully situated at the rear of the home—perfect for added privacy and relaxation. A covered breezeway connects the home to a one-car garage with additional storage space.

The oversized deep lot offers exceptional potential, with alley access providing room to add a JADU and/or full ADU—ideal for extended family, guest quarters, or supplemental income. With its own entrance and possible parking or garage off the alley, the setup supports long-term flexibility.

Whether you're a healthcare professional wanting a quick commute, or a family looking for multigenerational living or income-generating space, this property checks all the boxes. Turnkey ready with new paint



inside and out. Don't miss the opportunity to own a well-located home with classic Chico charm and future upside!

***Please note, Home and Landscape (back and front) is virtually staged to help visualize your dream home. ***

Built in 1937

Essential Information

MLS® #	SN25113861
Price	\$469,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.28
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dino Fazlic
Listing Office	People's Choice Brokers

Community Information

Address	1433 Oleander Avenue
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95926

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Concrete, Driveway, Garage Faces Front, RV Potential
# of Garages	1
Garages	Concrete, Driveway, Garage Faces Front, RV Potential
View	Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Walkstreet
Roof	Composition
Foundation	Concrete Perimeter

Interior

Interior	Wood
Interior Features	All Bedrooms Down
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed	July 8th, 2025
Days on Market	90
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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