

# \$469,000 - 1433 Oleander Avenue, Chico

MLS® #SN25113861

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## \$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 Downtown, 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. Donâ€™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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