

\$450,000 - 479 9th Street, Chico

MLS® #SN25132881

\$450,000

3 Bedroom, 2.00 Bathroom, 1,487 sqft

Residential on 0 Acres

N/A, Chico,

Chico Charmer with Bonus Detached Studio!

In the heart of Downtown and blocks away from Bidwell Park, this fully furnished and beautifully remodeled property offers incredible flexibility and income potential. The front home and detached studio in the back (with alley access) have both been tastefully updated. The front unit is currently currently operating as successful Airbnb rental and the back unit has had a long-term lease. Inside the main home, you'll find a brand new gas fireplace, beautiful flooring in the kitchen and dining area and newer carpet in the bedrooms, with eye-catching custom feature walls in every room. The renovated kitchen features granite and marble countertops, a high-end Zline gas range, and stainless steel appliances. Other highlights include dual pane windows (tempered in the front), large closets, crown molding, new baseboards, newer blinds, and in-unit washer/dryer. Nearly everything you see is includedâ€"making this a turnkey opportunity! The detached studio has also been refreshed with newer paint, a newer roof, and its own private charmâ€"perfect for guests, extended family, or additional rental income. Exterior upgrades include new paint on both homes, gutters, a deck added in 2021, underground sprinklers and drip systems, and custom planters beneath the front windows.

The City is undertaking a major road improvement project on Highway 32, which includes W. 9th Street. This project includes new sidewalks, traffic lights, fixing the



roadway, and upgrading the drainage system. The work also involves replacing curb ramps to meet ADA compliance requirements! This is a rare chance to own a move-in-ready, income-producing property in a highly desirable Chico location!

Built in 1925

Essential Information

MLS® #	SN25132881
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,487
Acres	0.13
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Lisa Bristow
Listing Office	Platinum Partners Real Estate

Community Information

Address	479 9th Street
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	On Street
# of Garages	1
Garages	On Street

View	Neighborhood
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Walkstreet
Windows	Double Pane Windows
Roof	Composition
Foundation	Raised

Interior

Interior	Carpet, Laminate
Interior Features	Track Lighting
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed	June 10th, 2025
Days on Market	66
Zoning	R3
Short Sale	N
RE / Bank Owned	N

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