

\$995,000 - 1197 Woodland Avenue, Chico

MLS® #SN25168388

\$995,000

4 Bedroom, 3.00 Bathroom, 3,320 sqft

Residential on 0 Acres

N/A, Chico,

Welcome to one of Chico's most treasured locations—Woodland Avenue, directly across from Bidwell Park and Caper Acres. Homes on this street are rarely offered, and this stunning 1929-built English Tudor home is truly a rare opportunity. Lovingly cared for by the same owner for over 47 years, this home blends timeless architectural charm with thoughtful modern updates. With 4 bedrooms, 3 bathrooms, and over 3,300 square feet of living space, there's room for everyone to thrive.

The primary suite is conveniently located on the ground floor, while three additional bedrooms and a full bath are upstairs. A converted patio on the main level now serves as a versatile office or flex space—ideal for working from home or expanding the kitchen. From the formal living and dining rooms to the spacious family room, there are multiple areas to gather, entertain, or relax. A large, pristine basement offers ample storage. Step outside to a beautifully landscaped yard and backyard oasis featuring a serene hot tub, outdoor shower, and entertaining patio surrounded by mature trees and lush gardens. The property includes a garage plus a 2-car driveway with access from E. 7th Street.

Additional highlights include:

• Updated HVAC system



• Newer roof

• New Dual-pane windows

• Impeccable maintenance and pride of ownership throughout

This home is more than just a property—it's a piece of Chico's history in one of its most beloved neighborhoods.

Built in 1929

Essential Information

MLS® #	SN25168388
Price	\$995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,320
Acres	0.20
Year Built	1929
Type	Residential
Sub-Type	Single Family Residence
Style	English, Tudor
Status	Closed
Listing Agent	Nicole Carter
Listing Office	Century 21 Select Real Estate, Inc.

Community Information

Address	1197 Woodland Avenue
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Cable Available, Sewer Connected
-----------	---

Parking Spaces	3
Parking	Door-Single, Garage, Garage Faces Rear, Driveway Level
# of Garages	1
Garages	Door-Single, Garage, Garage Faces Rear, Driveway Level
View	Park/Greenbelt
Pool	None

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Shake
Construction	Stucco

Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Storage, Main Level Primary, Walk-In Closet(s), Breakfast Area, High Ceilings, Solid Surface Counters
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Disposal, Microwave, Sump Pump
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter
# of Stories	2
Stories	Two

School Information

District	Chico Unified
----------	---------------

Additional Information

Date Listed	July 18th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 2nd, 2026 at 12:50am 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.