

# **\$370,000 - 1249 Warner Street, Chico**

MLS® #SN25174277

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## **\$370,000**

3 Bedroom, 2.00 Bathroom, 1,293 sqft  
Residential on 0 Acres

N/A, Chico,

Smart Investment Opportunity in the Heart of Chico's College Zone!

Whether you're a parent looking to secure a comfortable and practical living situation for your student - or an investor seeking high rental demand - this very clean 3-bedroom, 2-bath home with a bonus loft and upstairs decking checks all the boxes. Just minutes from CSU Chico, downtown eateries, and the vibrant college scene, this property offers unbeatable convenience for student renters or an owner-occupant looking to offset costs by renting out rooms. With alley access there's income potential in developing an ADU as well!

The spacious primary suite features a walk-in shower with dual seats, while the two additional bedrooms and remodeled hall bath offer excellent rental potential. Each bedroom is equipped with its own window AC unit for private, individual climate control - ideal for shared living.

The open-concept kitchen is designed for easy student living, with granite counters and a granite eating bar perfect for study breaks, meals on the go, or catching up with housemates.

An exterior staircase leads to a versatile loft space - ideal for a private study nook, game room, or workout area. The backyard is low-maintenance and made for relaxing, with room for a fire pit or a round of cornhole between classes.

Ample off-street parking is a rare find this



close to campus - with a detached garage, driveway space, and rear alley access to additional parking.

Move-in ready and fully equipped with a range, refrigerator, dishwasher, washer, dryer and ADT alarm system.

Don't miss this opportunity to own a low-maintenance, income-producing property in one of Chico's most sought-after rental zones.

--> Call your favorite Realtor today for a private showing!.

Built in 1937

### Essential Information

MLS® #	SN25174277
Price	\$370,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	0.15
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Tina Peters
Listing Office	eXp Realty of California, Inc.

### Community Information

Address	1249 Warner Street
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95926

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	11
Parking	Driveway, Garage, Boat, Garage Faces Front, Gravel
# of Garages	1
Garages	Driveway, Garage, Boat, Garage Faces Front, Gravel
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security System

## Exterior

Exterior	Drywall, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, SixToTenUnitsAcre, Street Level
Windows	Double Pane Windows
Roof	Composition
Construction	Drywall, Wood Siding
Foundation	Raised

## Interior

Interior	Vinyl, Wood, Concrete
Interior Features	Ceiling Fan(s), Breakfast Bar, Granite Counters, Loft, Utility Room
Appliances	Disposal, Gas Range, Refrigerator, Double Oven, Dryer, Gas Water Heater, Washer
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	Multi/Split

## School Information

District	Chico Unified
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## Additional Information

Date Listed	July 11th, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 8th, 2026 at 5:15am PST.

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