

# \$299,000 - 179 Rio Lindo Avenue, Chico

MLS® #SN25181501

**\$299,000**

2 Bedroom, 1.00 Bathroom, 1,845 sqft

Residential on 0 Acres

N/A, Chico,

Nestled in the heart of Chico, this recently refreshed house exudes warmth and character. The exterior features a fresh coat of paint that complements its charming look, while a brand-new roof adds both aesthetic appeal and peace of mind. As you step inside, you are greeted by an inviting living space that seamlessly blends modern updates with cozy charm. The kitchen has been thoughtfully refreshed, boasting new appliances and ample storage, making it a delightful space for both cooking and entertaining. One of the standout features of this home is the newly installed ductless heating and cooling system, ensuring year-round comfort while maintaining energy efficiency. Outside, the patio and backyard offers PLENTY of space, perfect for planting a garden, enjoying morning coffee or hosting gatherings with friends and family. This house not only serves as a cozy home but also includes a second unit that offers excellent income potential. The separate unit is designed for flexibility, making it suitable for various uses such as a rental space, guest suite, or even a home office. This second unit represents a valuable investment opportunity, allowing homeowners to capitalize on the growing rental market while generating additional income to help offset your mortgage costs. This adorable house perfectly combines contemporary conveniences with classic charm, making it an ideal place to call home.



CRMLS

Built in 1954

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SN25181501              |
| Price          | \$299,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,845                   |
| Acres          | 0.25                    |
| Year Built     | 1954                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Kathryn Binsley         |
| Listing Office | Parkway Real Estate Co. |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 179 Rio Lindo Avenue |
| Area        | 699 - Not Defined    |
| Subdivision | N/A                  |
| City        | Chico                |
| County      | Butte                |
| Zip Code    | 95926                |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 1  |
| Parking        | RV Access/Parking, Off Street, RV Potential                                    |
| # of Garages   | 1  |
| Garages        | RV Access/Parking, Off Street, RV Potential                                    |
| View           | Neighborhood   |
| Pool           | None   |

## Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | Yard        |
| Roof            | Composition |

## Interior

|          |             |
|----------|-------------|
| Interior | Vinyl, Wood |
|----------|-------------|

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), All Bedrooms Down           |
| Appliances        | Electric Oven, Electric Range, Refrigerator |
| Heating           | Ductless                                    |
| Cooling           | Ductless                                    |
| Fireplaces        | None  |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

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

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 12th, 2025 |
| Days on Market  | 36                |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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