

# \$269,000 - 6463 Altus Court, Magalia

MLS® #SN25186242

---

## \$269,000

2 Bedroom, 2.00 Bathroom, 1,800 sqft  
Residential on 0 Acres

N/A, Magalia,

Your Dream Home in Lower Magalia Awaits!  
Tucked away at the end of a peaceful cul-de-sac, this enchanting home offers the perfect blend of comfort, charm, and functionality.

From the moment you arrive, youâ€™ll be welcomed by beautifully landscaped grounds and an inviting front porch that set the tone for the warmth inside. Step through the front door into a spacious living room, complete with vaulted ceilings and a cozy fireplaceâ€”the perfect spot to gather and relax.

The open kitchen is thoughtfully designed with ample cabinetry, a gas stove, micro-hood, dishwasher, and refrigerator. It flows seamlessly into the full-sized dining room, where a sliding glass door opens onto the deckâ€”ideal for entertaining or dining al fresco. A secondary living space provides even more room to spread out and enjoy.

Down the hall, youâ€™ll find a comfortable guest bedroom, a full bathroom, and a versatile office that can easily double as a third bedroom. The primary suite is a true retreat with vaulted ceilings, a walk-in closet, and an en-suite bath featuring dual sinks, a walk-in shower, and a soaking tub.

Additional highlights include a detached two-car garage, exterior storage, and valuable upgrades such as a newer roof, furnace, and



energy-efficient windows.

Step outside to your tranquil backyard oasis, where a spacious patio offers a front-row seat to local deer and wildlife. Behind the home, an open-space setting with a seasonal creek adds to the peaceful, private feel.

With 1,800 sq. ft. of living space on a .28-acre lot, this home combines space, serenity, and value. Donâ€™t miss your chance to make it yoursâ€”schedule a private showing today!

Built in 1987

**Essential Information**

MLS® #	SN25186242
Price	\$269,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	0.28
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Danielle Branham
Listing Office	Century 21 Select Real Estate, Inc.

**Community Information**

Address	6463 Altus Court
Subdivision	N/A
City	Magalia
County	Butte
Zip Code	95954

**Amenities**

Amenities	Clubhouse, Picnic Area, Playground, Pool, Spa/Hot Tub, Tennis Court(s), Bocce Court, Meeting/Banquet/Party Room, Meeting Room, Trail(s)
-----------	---

Utilities	Propane
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Creek/Stream, Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Back Yard, Front Yard, Cul-De-Sac
Windows	Double Pane Windows
Roof	Composition
Foundation	Permanent

## Interior

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Storage, All Bedrooms Down, Main Level Primary, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Paradise Unified
----------	------------------

## Additional Information

Date Listed	August 19th, 2025
Days on Market	3
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 28th, 2026 at 11:30pm 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.