

\$479,000 - 894 Forest Avenue, Chico

MLS® #SN25192279

\$479,000

4 Bedroom, 2.00 Bathroom, 1,793 sqft
Residential on 0 Acres

N/A, Chico,

Welcome to 894 Forest Avenue, where comfort, charm, and convenience all come together in one of Chico's most desirable locations. Just a block from Bidwell Park, this 4-bedroom, 2-bathroom home spans 1,793 sq. ft. and offers the rare chance to live steps away from paved trails, meandering dirt paths, the creek, and the natural beauty that makes Chico so beloved. Inside, the home was designed with gatherings in mind. The bright, open floor plan keeps the kitchen, dining, and living spaces seamlessly connected, creating the perfect atmosphere for entertaining. Soaring ceilings and bamboo flooring throughout the main living areas add warmth and elegance, while the free-standing wood stove becomes the cozy centerpiece on chilly winter nights. The kitchen is as functional as it is stylish, featuring designer cabinetry, a bold blue tile backsplash that pops behind the gas stove, a generous walk-in pantry, and even a built-in desk area for planning meals or managing daily tasks. Between the dining room and bar-top seating, there's more than enough space to keep family and friends close. Down the hall, you'll find three well-sized bedrooms with plush carpeting, the laundry room, and a thoughtfully designed guest bathroom with a split layout, separate vanity and sink area from the bathtub and toilet, making mornings easy for multiple people. The primary suite is a true retreat, complete with its own slider to the backyard, a spa-like en-suite with soaking tub, walk-in



shower, dual sinks, and a generous walk-in closet with built-in shelving. Step outside and you'll discover a serene backyard oasis. The concrete patio is perfect for dining al fresco or lounging with a book, while winding pathways lead you through beautifully landscaped gardens with drip irrigation, seating areas, and direct access to the side yard. Additional highlights include an attached 2-car garage for parking and storage, and a shared driveway with the neighboring property that provides convenient access. And when it comes to location, it doesn't get better. With shopping, restaurants, schools, freeway access, and Downtown Chico all just minutes away, you'll enjoy the best of both convenience and natural beauty. 894 Forest Avenue isn't just a house—it's a lifestyle, where every day feels connected to the heart of Chico and the serenity of Bidwell Park.

Built in 1998

Essential Information

MLS® #	SN25192279
Price	\$479,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,793
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brent Silberbauer
Listing Office	eXp Realty of California, Inc.

Community Information

Address 894 Forest Avenue

Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Side, Shared Driveway
# of Garages	2
Garages	Concrete, Direct Access, Driveway Level, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Side, Shared Driveway
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters, Awning(s)
Lot Description	Back Yard, Drip Irrigation/Bubblers, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Near Park, Rectangular Lot, Sprinkler System, Near Public Transit, Trees
Windows	Blinds, Double Pane Windows, Screens, Skylight(s)
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Bamboo, Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Solid Surface Counters
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator, Free-Standing Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Free Standing

# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed	July 15th, 2025
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Days on Market	4
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Short Sale	N
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RE / Bank Owned	N
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