

\$425,000 - 325 W 1st Avenue, Chico

MLS® #SN25226203

\$425,000

4 Bedroom, 3.00 Bathroom, 1,808 sqft
Residential on 0 Acres

N/A, Chico,

Step into vintage Chico charm with this beautifully maintained duplex, perfectly located on a tree-lined street near CSU Chico, downtown, and local shopping. The front 2-bedroom, 1-bath main house features original hardwood floors that fill every room with warm natural light and opens to a cozy backyard—perfect for relaxing or entertaining. Behind, a separate, move-in-ready 2-bedroom, 2-bath guest house offers privacy, spacious living, and off street parking accessed via a private alley. Whether you’re looking for multi-generational living, rental income, or a smart investment, this duplex combines vintage character, modern comfort, and a prime Chico location—truly a rare find with endless possibilities!



Built in 1940

Essential Information

MLS® #	SN25226203
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,808
Acres	0.20
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	John Barroso
Listing Office	Parkway Real Estate Co.

Community Information

Address	325 W 1st Avenue
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95926

Amenities

Utilities	Phone Connected, Sewer Connected
Parking	Off Street
Garages	Off Street
View	Neighborhood
Pool	None

Exterior

Lot Description	Front Yard, Near Public Transit
Roof	Composition
Foundation	Combination, Raised, Slab

Interior

Interior	Carpet
Interior Features	Ceiling Fan(s), All Bedrooms Down, Main Level Primary, Breakfast Bar, Built-in Features, Open Floorplan, Recessed Lighting
Appliances	Gas Cooktop, Gas Oven, Electric Cooktop, Electric Oven, Solar Hot Water
Heating	Central, Wall Furnace
Cooling	Central Air, Wall/Window Unit(s), See Remarks
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed	September 26th, 2025
Days on Market	29

Short Sale N

RE / Bank Owned N

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