

\$380,000 - 1178 Marian Avenue, Chico

MLS® #SN25252196

\$380,000

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0 Acres

N/A, Chico,

BACK ON THE MARKET! Don't miss this cute turnkey home with a **HUGE** workshop! This light filled gem perfectly blends country charm with city convenience. Nested just 5 minutes from downtown Chico, this home offers a peaceful homestead feel with all the amenities you need close by. Enjoy a spacious lot featuring raised garden beds, room for chickens or goats, large dog run with shade and misters, and alley access - ideal for urban farming or simply spreading out. The oversized workshop/garage with full sized bathroom provides endless potential for hobbies, storage, or even converting to an ADU for extra income. There are also full RV hookups! Inside, natural light pours through the large windows, highlighting the warmth and comfort of this thoughtfully maintained home. Whether you're relaxing on the porch or planning your next garden, this home is a rare blend of rural tranquility and modern convenience. This is your chance to own a piece of the good life - right here in Chico.



Built in 1954

Essential Information

MLS® #	SN25252196
Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,040
Acres	0.21
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Jana Humplik
Listing Office	Parkway Real Estate Co.

Community Information

Address	1178 Marian Avenue
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

Amenities

Utilities	Natural Gas Available, Water Connected, Electricity Available
Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Exterior Features	Kennel
Lot Description	ZeroToOneUnitAcre, Front Yard, Street Level, Garden

Interior

Interior Features	All Bedrooms Down, Workshop, Galley Kitchen
Appliances	Dryer, Washer
Heating	ENERGY STAR Qualified Equipment
Cooling	ENERGY STAR Qualified Equipment, Wall/Window Unit(s), Whole House Fan
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed October 24th, 2025
Days on Market 9
Zoning SR1
Short Sale N
RE / Bank Owned N

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