

\$220,000 - 94 Highlands Boulevard, Oroville

MLS® #SN25261337

\$220,000

2 Bedroom, 1.00 Bathroom, 819 sqft
Residential on 0 Acres

N/A, Oroville,

Welcome to this cozy East Oroville ranch style home - where convenience and affordability meets a touch of country charm. This quaint 2 bedroom, 1 bath, 819 sq ft home sits close to town, shopping, and local eateries, yet offers a peaceful setting that feels like the country when you return home.

Thoughtful updates make this property truly turn key. Enjoy a brand new roof, fresh interior paint, upgraded electrical panel, newly installed LVP flooring, dual-paned windows, and durable vinyl siding for low-maintenance living. The covered carport with two attached storage sheds provides practical space for tools, gear, and everyday essentials. A seasonal creek bordering the property adds a tranquil natural backdrop. Septic is cleared and pumped, offering added peace of mind.

Whether you're a first-time buyer, looking to downsize, or an investor seeking your next affordable turnkey investment, this home is a fantastic opportunity. Call your favorite REALTOR® to schedule a showing today. And don't forget to ask whether you and this property may qualify for the City of Oroville's First-Time Homebuyer Program, which offers significant down payment assistance. (Living room & bedrooms virtually staged to show possibilities)

Built in 1949



Essential Information

MLS® #	SN25261337
Price	\$220,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	819
Acres	0.13
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Tina Peters
Listing Office	eXp Realty of California, Inc.

Community Information

Address	94 Highlands Boulevard
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
View	Neighborhood, Creek/Stream, Hills, Trees/Woods
Pool	None

Exterior

Exterior	Vinyl Siding
Lot Description	Back Yard, Front Yard, Lawn
Roof	Composition
Construction	Vinyl Siding

Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), All Bedrooms Down, Utility Room, Galley Kitchen
Appliances	Water Heater, Dryer, Washer, Electric Range, Electric Water Heater
Heating	Natural Gas

Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Oroville Union
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Additional Information

Date Listed	July 14th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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