

\$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

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|----------|----------------|
| District | Oroville Union |
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Additional Information

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

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