

\$449,000 - 97 Benson, Chico

MLS® #SN25281769

\$449,000

3 Bedroom, 3.00 Bathroom, 1,965 sqft
Residential on 0 Acres

N/A, Chico,

Move-In Ready Living with Walking Trails, Water Access & \$0 Electric Bills
Welcome to this beautifully maintained, low-maintenance home in the highly desirable Yosemite Terrace neighborhood of California Park â€” offering the luxury lifestyle of nearby Merriam Park, without the premium price tag. Designed for comfort, efficiency, and ease, this home features owned solar (the current owner hasnâ€™t paid for electricity in over four years), a newer high-efficiency Lennox dual-zone HVAC system, newer water heater, updated lighting, new carpet, and soaring ceilings that fill the space with natural light. The cozy living room fireplace, upgraded recessed lighting, updated ceiling fans, along with the convenience of upstairs laundry, offers everyday practicality with a sophisticated ambiance. Step outside and enjoy two private patios, perfect for morning coffee, evening downtime, or entertaining â€” all with virtually maintenance-free living.

California Park spans over 60 acres of resort-style amenities, including a private lake ideal for kayaking, paddleboarding, canoeing, or fishing, plus miles of scenic walking and biking trails. Picnic areas, peaceful waterfront views and sightings of Geese, majestic migratory birds, water turtles, otters, and other wildlife, make it easy to unplug. â€” while still being only minutes from Costco, Merriam Park, downtown Chico, Bidwell Park, and



Canyon Oaks Country Club.

Meticulously cared for and truly move-in ready, this home lets you settle in fast and start enjoying a relaxed, active lifestyle from day one.

Built in 2004

Essential Information

MLS® #	SN25281769
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,965
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Becky Williams
Listing Office	Keller Williams Realty Chico Area

Community Information

Address	97 Benson
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

Amenities

Amenities	Maintenance Front Yard, Maintenance Grounds, Pets Allowed, Picnic Area, Playground, Security, Trail(s)
Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description ZeroToOneUnitAcre

Interior

Interior Features All Bedrooms Up, Primary Suite

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room

of Stories 2

Stories Two

School Information

District Chico Unified

Additional Information

Date Listed December 31st, 2025

Days on Market 31

Short Sale N

RE / Bank Owned N

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