



\$ 529,000



226 S 1400 E, Spanish Fork, UT 84660

- » Beds: 5 | Baths: 1 Full
- » MLS #: 2162163
- » Single Family | 2,350 ft<sup>2</sup> | Lot: 9,148 ft<sup>2</sup>
- » More Info: 226S1400E.IsForSale.com



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Nestled in the fantastic Cambridge Estates Subdivision in Spanish Fork, this charming 5-bedroom, 3-bathroom home eagerly awaits your personal touch. Nestled within a meticulously landscaped .21 acre plot, this property offers abundant space to fulfill all your outdoor needs—including mature trees, large patio, fully fenced yard, shed for extra storage, garden area, and kids play gym. ADDITIONAL FEATURES INCLUDE: smart thermostat, water softener, basement storage room, some plantation shutters, 220 outlet for EV charger. PRACTICAL UPDATES ABOUND, ensuring peace of mind for years to come new roof (2025), New HVAC (2024), new lights (2023), new carpet (except basement), new paint (2022), patio (2023), privacy fence (2025). PRIME LOCATION: Conveniently located next to Larsen Elementary School, 2 minutes to Diamond Fork Middle School, just 5 minutes to the brand-new Spanish Fork High School, Spanish Fork Jr High, Adventure Heights All Abilities Park, and the popular Spanish Fork Sports Park, offering easy access to playgrounds, soccer fields, baseball fields, tennis courts, biking paths, and pickleball courts. This home is also just 10 minutes from American Leadership Academy and a short drive to I-15 freeway access, making Orem and Provo reachable in approximately 15 minutes. Enjoy being only minutes from shopping, restaurants, Spanish Fork Hospital, Spanish Fork Canyon, and The Oaks at Spanish Fork golf course, plus just a

