

# Immaculate Home!



**521 S 1330 West, Provo, UT, 84601**

Offered at \$469,000

Nestled within a quiet, established Provo neighborhood. From the moment you arrive, the curb appeal is matched by the convenience of a spacious two-car garage and dedicated extra parking, ensuring plenty of room for guests or additional vehicles. This property has been meticulously cared for, presenting a "very clean" and truly move-in-ready home with total main-floor living. The heart of the home is a wonderful family room where a gorgeous gas fireplace serves as the focal point, creating an inviting space for relaxation. The family room comes expertly wired with surround sound. Just steps away, the kitchen is ready for the home chef including a range and microwave from 2022 and a brand-new dishwasher installed in 2026. Beyond the interior, the property transitions into an outdoor oasis. The .18-acre lot features a patio perfect for summer dining and a backyard fully enclosed by a wonderful vinyl fence. 5' wide gate to backyard providing a secure and private sanctuary for play or gardening. What truly sets this home apart is the extensive list of recent mechanical and structural upgrades that offer total peace of mind. Along with a roof replaced in 2019, the home features a brand-new AC system installed in 2025 and a new garage door opener from 2024. At \$469,000, this is more than just a house; it is a worry-free retreat where all the heavy lifting has already been done, leaving you nothing to do but move in and enjoy the quiet charm of Provo living.

3 Bedrooms

2 Bathrooms

1,533 sqft

0.18 acre (lot size)

Built: 1997



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