

\$399,900 - 15 Laurel Place W, Brooks

MLS® #A2251905

\$399,900

5 Bedroom, 2.00 Bathroom, 1,546 sqft

Residential on 0.26 Acres

West End, Brooks, Alberta

Welcome to Laurel Place, one of the west end's most desirable and quiet neighbourhoods. This solid 5 bedroom, 2 bathroom home offers plenty of space for a growing family or an exciting opportunity for an investor looking for a flip project. You'll love the spacious layout, highlighting the bright white kitchen with plenty of cabinets, generous counter space, triple sinks and central island. The dining room overlooks the beautiful backyard, perfect for family meals and entertaining. The front living room greets you with feature wall builtins and a cozy wood burning fireplace. At the back of the home you'll enjoy the family room with gas fireplace for added comfort. Rounding out the main floor are three spacious bedrooms with large windows and a 4 piece bathroom. Downstairs are 2 additional bedrooms a large family room with another wood burning fireplace another 4 piece bathroom, laundry room and large storage/utility room. Outside you'll appreciate the timeless curb appeal, the double detached garage plus front driveway, the fully fenced yard with attractive concrete, chainlink & brick pillar combination, and the underground sprinklers. This home has been freshly painted and features some new flooring already in place with extra boxed flooring included to continue the project. While this home could use some finishing touches, it offers great bones, a fantastic location and endless potential. With a little love, it will return the favour in spades. Whether you're searching for



your next family home or a property with sweat equity potential, this Laurel Place gem is worth a look!

Built in 1965

Essential Information

MLS® #	A2251905
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,546
Acres	0.26
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	15 Laurel Place W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1C8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard
Roof	Tar/Gravel
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	R-SD

Listing Details

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.