



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



Main Photo

Property Description

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!

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