



GRASSROOTS
REALTY GROUP

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**15 Laurel Place W
Brooks, Alberta**

MLS # A2251905



\$399,900

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,546 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island		

Inclusions: N/A

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!