

# \$440,000 - 11 Laurel Place W, Brooks

MLS® #A2203944

**\$440,000**

3 Bedroom, 3.00 Bathroom, 3,075 sqft

Residential on 0.23 Acres

West End, Brooks, Alberta

A HOME LIKE NO OTHERâ€™TIMELESS,  
STYLISH & EXCEPTIONAL!

Some homes simply stand apart, and this stunning custom bungalow is one of them. Nestled in a peaceful cul-de-sac in one of Brooks most cherished neighborhoods, this mid-century modern masterpiece blends style, quality, and functionality. From the moment you arrive, the curb appeal is undeniable, striking stucco, newer exterior doors, and a polished, welcoming presence. Inside, the grand foyer leads to a breathtaking formal living and dining space, where floor to ceiling windows flood the room with natural light, and a stunning brick wood burning fireplace adds warmth and character. The distinctive sloping rooflines create an architectural charm rarely found in Brooks. Designed for gathering, the inviting family room with a natural gas fireplace flows into the extraordinary kitchen. Here, stone countertops, ceiling-height cabinetry, and a thoughtful layout make cooking and entertaining effortless. A sunlit breakfast nook overlooks the private backyard, with access to a covered deck perfect for morning coffee or evening gatherings. The dreamy primary suite offers ample space for a king-sized bed, a cozy sitting area, a dedicated vanity, a massive walk-in closet, and a spa like ensuite with a deep soaker tub and separate shower. Two additional bedrooms share a beautifully preserved four piece bath featuring an original blush pink tub and toilet a charming nod to the past. A versatile front office/den, near a



separate exterior door, is ideal for a home business or a possible fourth bedroom. The stylish and practical laundry room includes built-in storage, a sink, and space for a second fridge or freezer. Built for year-round enjoyment, this home features multiple access points to the covered deck, natural gas hookups for BBQs and patio heating, and windows positioned to frame picturesque outdoor views. The fully finished basement is made for fun movie nights, game tournaments, or casual gatherings at the bar plus a four piece bath and plenty of storage. The heated attached double garage is a rare find, featuring a professionally installed rubber floor and space for workbenches. Bonus: a brand new roof with warranty! This isn't just another house it's a one-of-a-kind home in one of Brooks most sought after mature neighborhoods. Don't miss this rare opportunity

Built in 1973

**Essential Information**

MLS® #	A2203944
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,075
Acres	0.23
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	11 Laurel Place W
Subdivision	West End

City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0E4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Bar, Beamed Ceilings, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Central Air Conditioner, Built-In Oven, Gas Cooktop, Gas Range
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Rooftop
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Brick Facing, Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Street Lighting, Treed
Roof	Membrane
Construction	Wood Frame, See Remarks, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 20th, 2025
Days on Market	122
Zoning	R-SD

### Listing Details

Listing Office	CIR REALTY
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