

# \$399,000 - 15 Westbrook Crescent W, Brooks

MLS® #A2248264

**\$399,000**

5 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.15 Acres

West End, Brooks, Alberta

Experience the ultimate blend of style and comfort in this stunning 5-bedroom, 3-bathroom bi-level home located in the desirable West End of Brooks, Alberta! Step inside the spacious upper level featuring a functional country kitchen, a large dining area perfect for entertaining, three inviting bedrooms, and a cozy living room designed for relaxation. A highlight is a newly renovated 4-piece bathroom.

Head downstairs to discover the versatile lower level, complete with a convenient laundry room, two vibrant family rooms (one could easily serve as an additional bedroom), and a two-piece bathroom. With a host of recent renovations—including siding, windows, shingles, flooring, paint, and baseboards—this home is move-in ready!

But the magic doesn't stop there! Book an evening showing to soak in the tranquil ambiance of your backyard oasis. Plus, don't forget about the garage that's sure to impress, along with generous RV parking in the backyard!

Don't let this gem slip away!

Built in 1974

## Essential Information

MLS® #

A2248264



|                |             |
|----------------|-------------|
| Price          | \$399,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,147       |
| Acres          | 0.15        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 15 Westbrook Crescent W |
| Subdivision | West End                |
| City        | Brooks                  |
| County      | Brooks                  |
| Province    | Alberta                 |
| Postal Code | T1R0B5                  |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                          |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Vinyl Siding                                        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 17th, 2025  
Days on Market        17  
Zoning                      R-SD

**Listing Details**

Listing Office            MaxWell Capital Realty - Brooks

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