

# \$399,900 - 40 Mohawk Road W, Lethbridge

MLS® #A2240999

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Indian Battle Heights, Lethbridge, Alberta

Walking Distance to the University of Lethbridge – PRIME Income Property!

This spacious 5-bedroom home is ideally located on a quiet street in West Lethbridge, just minutes from the University—a location known for strong rental demand.

Currently used as a rental property, generating around \$3,200/month in total rent, Estimated Property Tax: ~\$280/month – Estimated Utilities: ~\$500/month,

Walkout basement with an illegal suite offering added flexibility

Brand-new roof, bright and functional layout

Private backyard with ample off-street parking

Whether you want to continue as an income property, create a live-up/rent-down arrangement, or enjoy it as a personal residence, this home offers excellent potential in a highly sought-after area.

Additional rental details available in the member remarks.

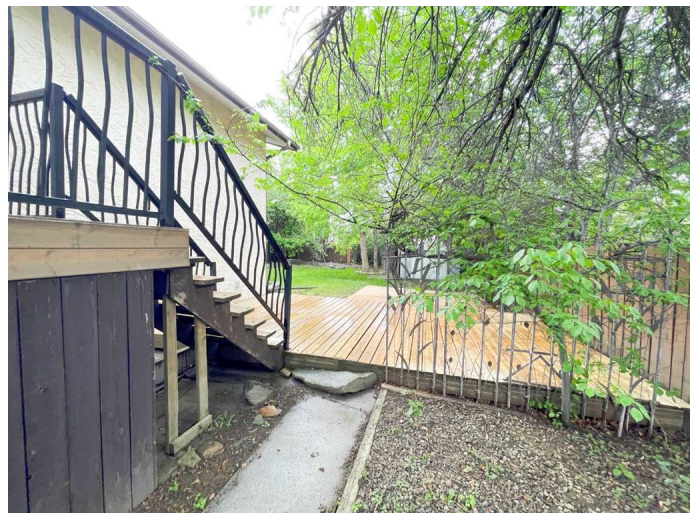
Contact your favourite REALTOR® today to book a private viewin

Built in 1982

## Essential Information

MLS® #

A2240999



|                |             |
|----------------|-------------|
| Price          | \$399,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,040       |
| Acres          | 0.14        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 40 Mohawk Road W      |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 5J6               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 5           |
| Parking        | Parking Pad |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Gas                                              |
| Has Basement      | Yes                                              |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 27              |
| Zoning         | R-L             |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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