

\$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

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.

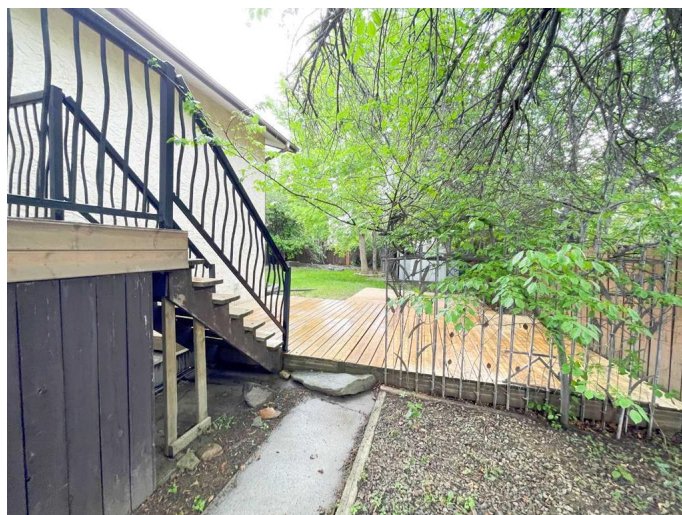
Contact your favourite REALTOR® today to book a private viewin

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 3
Zoning R-L

Listing Details

Listing Office Maxwell Devonshire Realty

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