

\$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.

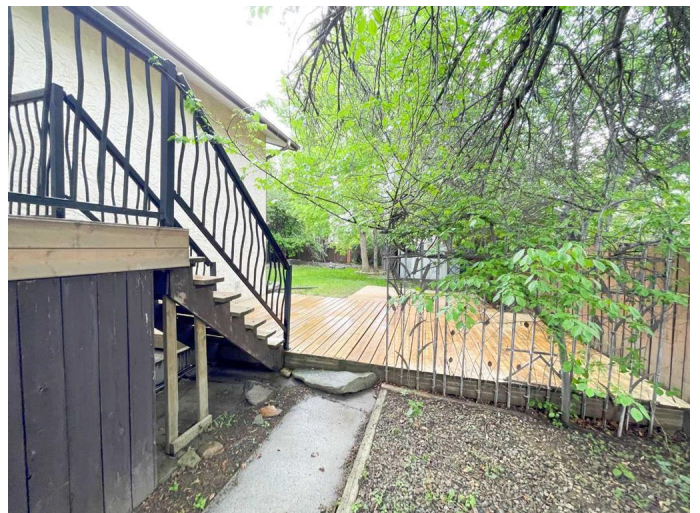
Additional rental details available in the
member remarks.

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	31
Zoning	R-L

Listing Details

Listing Office	Maxwell Devonshire Realty
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