

\$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.

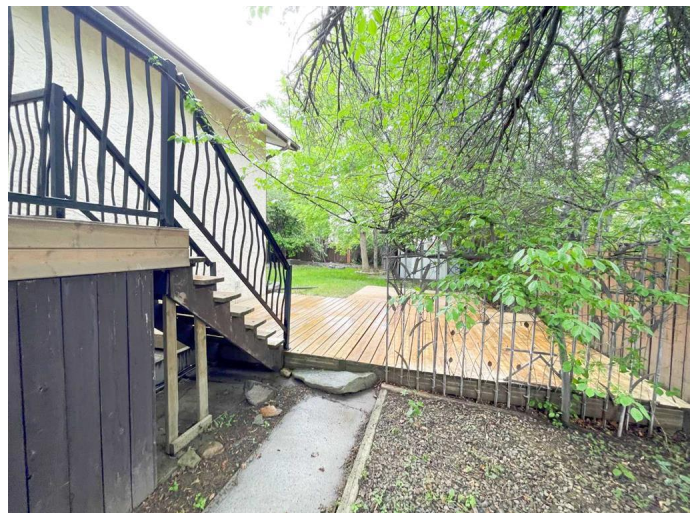
Contact your favourite REALTOR® today to book a private viewin

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	19
Zoning	R-L

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.