

\$385,000 - 40 Mohawk Road W, Lethbridge

MLS® #A2240999

\$385,000

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

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

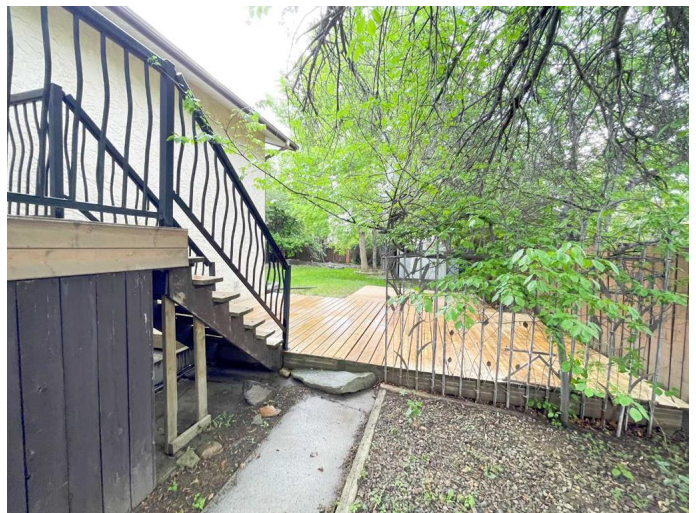
Walkout basement with a non-conforming suite for added rental flexibility

Brand-new roof and a bright, functional layout
Private backyard with ample off-street parking
Contact your favourite REALTOR® today to learn more.

Built in 1982

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2240999 |
| Price | \$385,000 |
| 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 | 57 |
| Zoning | R-L |

Listing Details

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

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