

# \$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.

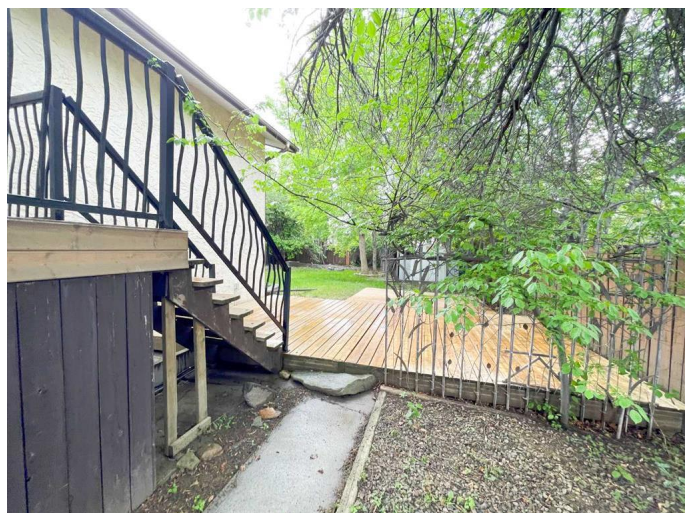
Additional rental details available in the  
member remarks.

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	10
Zoning	R-L

**Listing Details**

Listing Office	Maxwell Devonshire Realty
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