

**40 Mohawk Road W
Lethbridge, Alberta**

MLS # A2240999



\$399,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

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