

\$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 – PRIME Rental Property!

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.

Currently generating approximately \$3,100/month in rental income, with existing tenancy agreements in place that must be assumed by the buyer.

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

Brand-new roof and a bright, functional layout

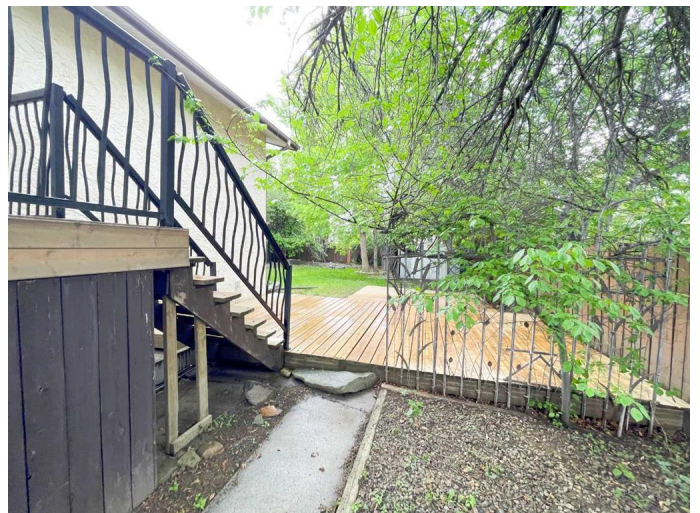
Private backyard with ample off-street parking

Estimated Property Tax: ~\$280/month

Estimated Utilities: ~\$500/month

This property is being sold strictly as a rental investment. With tenants already in place, it's a turn-key opportunity for investors seeking reliable cash flow in a highly sought-after area.

Additional rental details available in the member remarks. 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	Finished, Full, Exterior Entry, 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	33
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.