

\$415,000 - 40 Mohawk Road W, Lethbridge

MLS® #A2224859

\$415,000

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 â€” High Cash Flow Investment!*****

This 5-bedroom home in West Lethbridge is perfectly located for student rentals, just minutes from the university on a quiet street. It features a brand new roof, walkout basement, private backyard, ample off-street parking, and spacious living areasâ€”making it ideal for tenants.

Currently generating an average of \$3,250/month in rental income, this property offers strong cash flow and excellent return on investment. A rare opportunity to own a high-demand rental in a prime location!

Investment Snapshot:

â€¢ Purchase Price: \$330,000 (based on 20% down payment)

â€¢ Estimated Mortgage Payment:
~\$1,750/month (4% interest)

â€¢ Estimated Property Tax: ~\$280/month

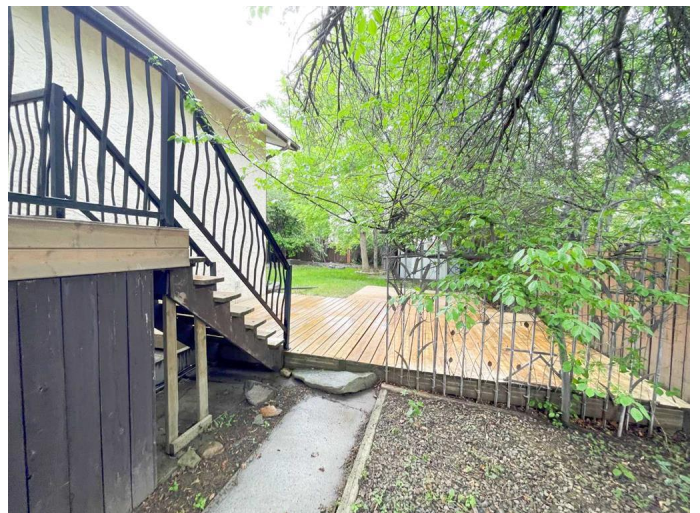
â€¢ Estimated Utilities: ~\$500/month

â€¢ Estimated Total Expenses:
~\$2,530/month

â€¢ Current Average Rent: ~\$3,250/month

This property has demonstrated strong rental demand and the potential for positive monthly cash flow, making it a promising option for investors seeking steady income and long-term value growth.

Whether you're expanding your portfolio or



starting out, this is a high-return opportunity in one of the most sought-after rental areas in Lethbridge.

Contact your favourite agent today to book a viewing!

Built in 1982

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224859 |
| Price | \$415,000 |
| 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 | 4 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Bar Fridge |
| Heating | Forced Air |
| Cooling | None |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 18 |
| Zoning | R-L |

Listing Details

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

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