

# \$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

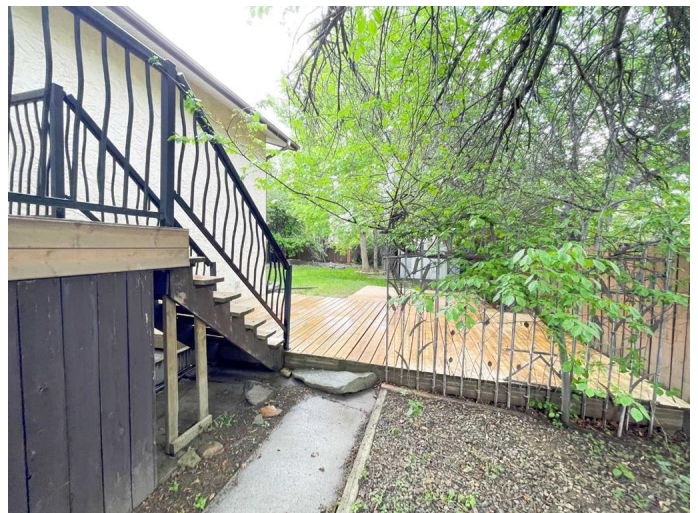
Private backyard with ample off-street parking

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	32
Zoning	R-L

**Listing Details**

Listing Office	Maxwell Devonshire Realty
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