



GRASSROOTS
REALTY GROUP

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**129 Mohawk Road W
Lethbridge, Alberta**

MLS # A2216206



\$359,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	None, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, All Window Coverings, All sheds and yard structures as is where is, Shelving in basement, central vac and attachments as is, Central A/C

Welcome to 129 Mohawk Road W, a spacious and well-maintained 4-level split home offering 4 bedrooms and 2 full bathrooms, with a convenient stand-up shower. With 1,167 square feet of living space, this home is perfect for families seeking both functionality and comfort. The main floor features newer vinyl plank flooring and large windows that bring in plenty of natural light, creating a warm and inviting atmosphere. The upper level hosts three bedrooms and two bathrooms, including the primary with en-suite, while the third level is fully developed and includes a cozy family room, a fourth bedroom, and rough-ins for a third full bathroom—offering great potential for future expansion. The basement provides ample storage, laundry, and utility space, and is ready to be developed into a third living area if desired. Situated on a large pie-shaped lot, this home boasts beautifully landscaped front and back yards. Major updates include a newer furnace and central air conditioning system installed within the last four years, as well as upgraded windows throughout the home. 129 Mohawk Road W is a fantastic opportunity in a family-friendly neighborhood, combining space, updates, and future potential.