



GRASSROOTS
REALTY GROUP

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**40 Mohawk Road W
Lethbridge, Alberta**

MLS # A2224859



\$415,000

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
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: 2 sheds

*****Walking Distance to the University of Lethbridge & 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 areas—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: • Purchase Price: \$330,000 (based on 20% down payment) • Estimated Mortgage Payment: ~\$1,750/month (4% interest) • Estimated Property Tax: ~\$280/month • Estimated Utilities: ~\$500/month • Estimated Total Expenses: ~\$2,530/month • 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!