



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**93 Mohawk Road W  
Lethbridge, Alberta**

**MLS # A2234100**



**\$560,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,877 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Upstairs Main: Fridge, stove, dishwasher (as is), hoodfan, Microwave. Upstairs Suite: Fridge, stove. Downstairs suite: Fridge stove. House: Washer and Dryer. Hot Tub (as is).

Welcome to 93 Mohawk Road West, a rare and versatile bi-level home located in a desirable West Lethbridge neighborhood. This spacious property offers a total of 8 bedrooms across three fully self-contained suites, each with its own private entrance, making it ideal for multi-generational families, student housing, or an investment opportunity with excellent rental potential. The main suite features a functional layout with three bedrooms on the main floor and two additional bedrooms in the basement, perfect for a large family. It includes a bright living room, a spacious kitchen includes ample cabinetry with stainless still appliances, a 5-piece main bathroom, and a 3-piece ensuite in the primary bedroom. With its own private entrance, this suite offers both comfort and privacy. The second illegal suite , located next to the kitchen of main suite is a self-contained one-bedroom unit complete with a full kitchen, living room, and a full bathroom. With its own entrance and well-lit layout, it's ideal for a student, couple, or as a short-term rental. The third illegal suite, located in the basement, offers two bedrooms, a full kitchen, a cozy living area, and a full bath. It also has a separate entrance, providing great rental flexibility or a private space for extended family. Additional features of this property include a double car garage with overhead heater, a large backyard deck perfect for entertaining, and two backyard sheds offering ample storage or workspace. The fully fenced yard enhances privacy and usability. Situated close to schools, shopping, parks, transit, and the University of Lethbridge, this home combines space, functionality, and location. Whether you're a homeowner looking for mortgage-helping rental income, or an investor seeking multiple revenue streams, 93 Mohawk Road West is a must-see.

Copyright (c) 2025 . Listing data courtesy of Lethbridge Real Estate.com. Information is believed to be reliable but not guaranteed.