



**GRASSROOTS**  
REALTY GROUP

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**40 Mohawk Road W  
Lethbridge, Alberta**

**MLS # A2240999**



**\$385,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** N/A

Walking Distance to the University of Lethbridge 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. 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 Contact your favourite REALTOR® today to learn more.