



**GRASSROOTS**  
REALTY GROUP

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**40 Mohawk Road W  
Lethbridge, Alberta**

**MLS # A2240999**



**\$399,900**

<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 & 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&mdash;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: \$320,000 (based on 20% down payment) • Estimated Mortgage Payment: ~\$1,700/month (4% interest) • Estimated Property Tax: ~\$280/month • Estimated Utilities: ~\$500/month • Estimated Total Expenses: ~\$2,480/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!