



GRASSROOTS
REALTY GROUP

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101 Mohawk Road W
Lethbridge, Alberta

MLS # A2197507



\$363,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	927 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan		

Inclusions:	Shed
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Welcome to 101 Mohawk Rd W, a 935 sq. ft. bi-level home featuring 4 bedrooms and 2 full 4-piece bathrooms in a safe, quiet and family-friendly neighborhood. The main floor offers a spacious kitchen, while the open living and dining area is perfect for gatherings and leads to an enclosed deck/sunroom, great for morning coffee or evening meals. The lower level includes a large family room with a gas fireplace, a summer kitchen for extra cooking space, and the main floor has , making been professionally painted, making it move-in ready. With a separate kitchen and layout, this home would be easy to suite for renting or multi-generational living. It also features a newer roof, adding to its value and durability. Outside, the backyard is filled with mature trees, including a lovely apple tree, and backs onto University Dr with no rear neighbors for added privacy. Parks, a school playground, and extensive walking and biking trails are just steps away. A large front parking pad offers plenty of space, including RV parking. Don't miss your chance to see why 101 Mohawk Rd W could be your next home!