



**GRASSROOTS**  
REALTY GROUP

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**117 Mohawk Road W  
Lethbridge, Alberta**

**MLS # A2207885**



**\$425,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Mixed, Other, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Living room couch, alarm system (\$30/month), Blinds, Wardrobes x7, Dressers x4, water softener, TV wall mount bracket

Tucked into a quiet cul-de-sac, this thoughtfully updated and well-built home offers 3 bedrooms, 2 full bathrooms, and over 2,200 sq ft of fully developed living space—set on a large pie-shaped lot with no rear neighbours, backing onto a peaceful school field. The main floor features vaulted ceilings, tile flooring throughout (no carpet!), a new kitchen with appliances added in December 2023, a spacious living room, main floor laundry, and a large primary bedroom with excellent closet space. Both full bathrooms are uniquely designed with separate zones for the sink, toilet, and tub/shower, making mornings more efficient for busy households. Downstairs offers two additional bedrooms, a full bathroom, a great office nook, and a family room with a door, allowing it to be used as a fourth bedroom if needed. This home has been well cared for and upgraded, including a high-efficiency furnace (2022), water softener (2023), new front siding (2023), new gutters (2023), and a new garage door. The yard has been regraded for great water management, and the original HRV (air circulation system) is still in place. There's also a tandem double garage and RV parking, offering plenty of storage and flexibility. Located close to schools, shopping, and with quick access to University Drive, this move-in ready property combines quality, convenience, and value in a family-friendly setting.