\$425,000 - 117 Mohawk Road W, Lethbridge

MLS® #A2207885

\$425,000

3 Bedroom, 2.00 Bathroom, 1,131 sqft Residential on 0.18 Acres

Indian Battle Heights, Lethbridge, Alberta

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 spaceâ€"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.

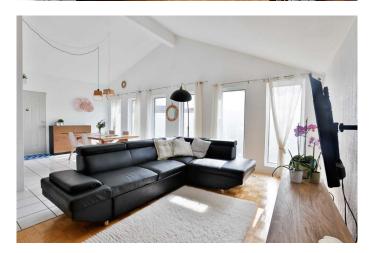
Downstairs offers two additional bedrooms, a full bathroom, a great office nook, and a family room with a door, allowing it to be used as a fourth bedroom if needed.

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.

Built in 1996

Essential Information

MLS® # A2207885 Price \$425,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,131 Acres 0.18 Year Built 1996

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 117 Mohawk Road W Subdivision Indian Battle Heights

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 5J5

Amenities

Parking Spaces 5

Parking Double Garage Attached, Off Street, Parking Pad, RV Access/Parking

of Garages 2

Interior

Interior Features Vaulted Ceiling(s)

Appliances Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s),

Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours

Behind

Roof Metal

Construction Metal Siding, Mixed, Other, Vinyl Siding

Foundation Wood

Additional Information

Date Listed April 2nd, 2025

Days on Market 78
Zoning R-L

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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