

\$399,900 - 40 Mohawk Road W, Lethbridge

MLS® #A2224859

\$399,900

5 Bedroom, 2.00 Bathroom, 1,040 sqft
Residential on 0.14 Acres

Indian Battle Heights, Lethbridge, Alberta

*****Walking Distance to the University of Lethbridge â€” 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 areasâ€”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:

â€¢ Purchase Price: \$330,000 (based on 20% down payment)

â€¢ Estimated Mortgage Payment:
~\$1,750/month (4% interest)

â€¢ Estimated Property Tax: ~\$280/month

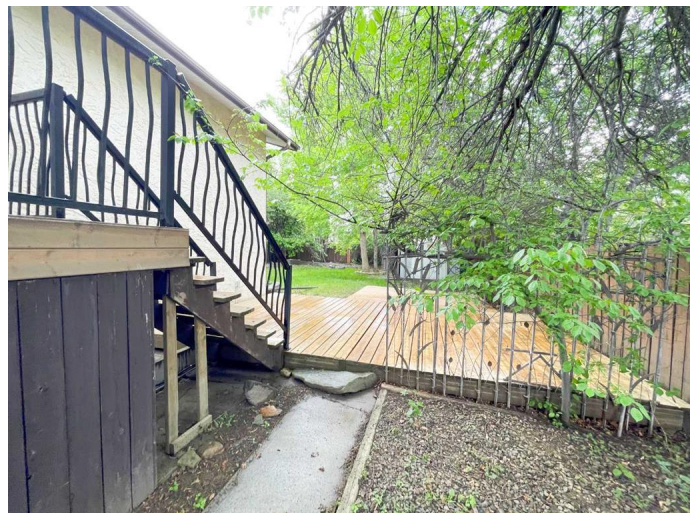
â€¢ Estimated Utilities: ~\$500/month

â€¢ Estimated Total Expenses:
~\$2,530/month

â€¢ 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!

Built in 1982

Essential Information

MLS® #	A2224859
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	40 Mohawk Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5J6

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Bar Fridge, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	40
Zoning	R-L

Listing Details

Listing Office	Maxwell Devonshire Realty
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