

\$399,900 - 169 Mohawk Road W, Lethbridge

MLS® #A2249540

\$399,900

4 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.14 Acres

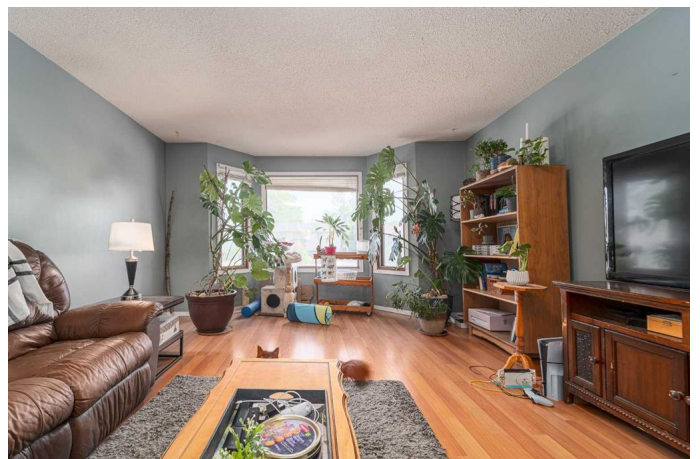
Indian Battle Heights, Lethbridge, Alberta

Welcome to this charming and well-cared-for home in the heart of West Lethbridge, that's perfect for a first time homebuyer looking to keep expenses low or for an investor looking for a turnkey investment property. Just a short walk from elementary schools and tucked into a safe, quiet neighborhood that's perfect for families. With an illegal suite and private entrance to the basement, separate laundry, and plenty of recent updates, this property is as practical as it is inviting.

On the main floor you'll find a bright, oversized living room filled with natural light, ideal for relaxing or entertaining. The kitchen and dining area offer plenty of space for family meals, with a layout that keeps everything connected. Two large bedrooms and a four-piece bathroom complete this level, making it comfortable and functional for everyday living.

The lower level has been recently renovated and feels like a home of its own. It features two additional bedrooms, a spacious kitchen, and a large living room that provides endless flexibility. Whether you're considering space for extended family, a roommate, or potential rental income, this setup offers convenience and privacy with its own entrance and separate laundry.

Practical updates give you peace of mind, including a newer roof, furnace, and hot water



tank. Outside, the pride of ownership continues with a beautifully maintained backyard – perfect for summer barbecues, gardening, or simply enjoying a quiet evening. The covered carport adds extra value, giving you sheltered parking and storage space.

This home has been lovingly maintained inside and out, with thoughtful upgrades that make it truly move-in ready.

Built in 1981

Essential Information

MLS® #	A2249540
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	169 Mohawk Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5J5

Amenities

Parking Spaces	5
Parking	Off Street, Carport

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Other, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	13
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.