

# \$415,000 - 40 Mohawk Road W, Lethbridge

MLS® #A2224859

**\$415,000**

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

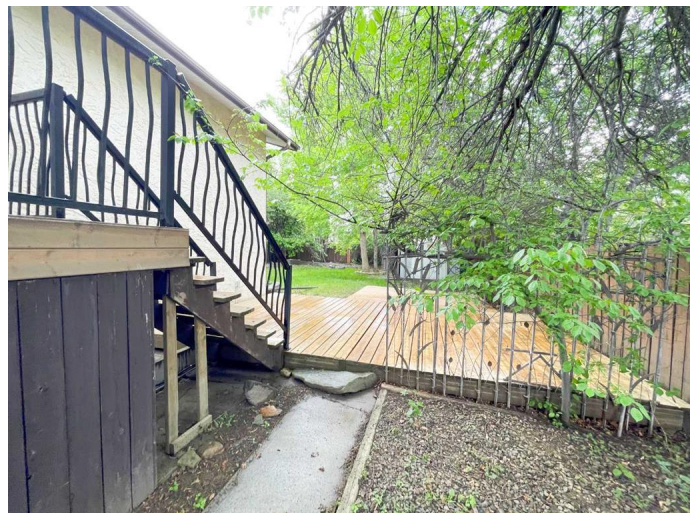
â€¢ Estimated Utilities: ~\$500/month

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	\$415,000
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	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Bar Fridge
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	9
Zoning	R-L

**Listing Details**

Listing Office	Maxwell Devonshire Realty
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