

# \$447,000 - 117 Mohawk Road W, Lethbridge

MLS® #A2207885

**\$447,000**

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 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.

Built in 1996

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207885    |
| Price          | \$447,000   |
| 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, Vinyl Siding, Other

Foundation Wood

## Additional Information

Date Listed April 2nd, 2025

Days on Market 19

Zoning R-L

## Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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