

# \$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, Other, Vinyl Siding

Foundation            Wood

**Additional Information**

Date Listed             April 2nd, 2025

Days on Market        15

Zoning                  R-L

**Listing Details**

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE

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