

\$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

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| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

| | |
|----------------|----|
| Days on Market | 18 |
|----------------|----|

| | |
|--------|-----|
| Zoning | R-L |
|--------|-----|

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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