

\$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 7

Zoning R-L

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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.