

# \$359,000 - 101 Mohawk Road W, Lethbridge

MLS® #A2197507

## \$359,000

4 Bedroom, 2.00 Bathroom, 927 sqft

Residential on 0.16 Acres

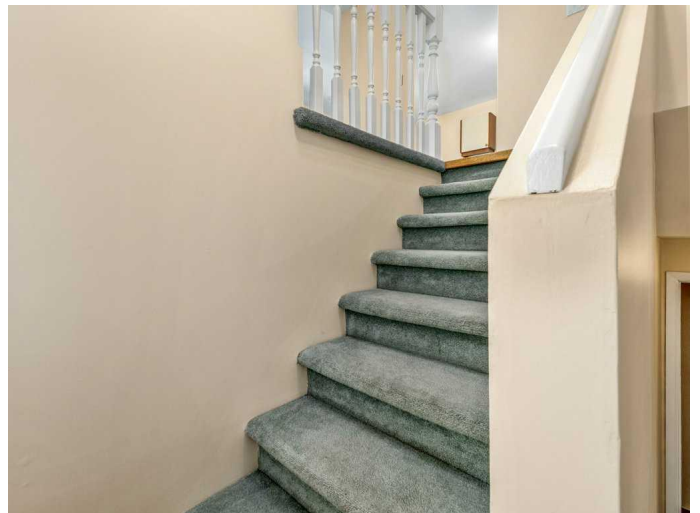
Indian Battle Heights, Lethbridge, Alberta

Welcome to 101 Mohawk Rd W, a 935 sq. ft. bi-level home featuring 4 bedrooms and 2 full 4-piece bathrooms in a safe, quiet and family-friendly neighborhood. The main floor offers a spacious kitchen, while the open living and dining area is perfect for gatherings and leads to an enclosed deck/sunroom, great for morning coffee or evening meals. The lower level includes a large family room with a gas fireplace, a summer kitchen for extra cooking space, and the main floor has , making been professionally painted, making it move-in ready. With a separate kitchen and layout, this home would be easy to suite for renting or multi-generational living. It also features a newer roof, adding to its value and durability. Outside, the backyard is filled with mature trees, including a lovely apple tree, and backs onto University Dr with no rear neighbors for added privacy. Parks, a school playground, and extensive walking and biking trails are just steps away. A large front parking pad offers plenty of space, including RV parking. Donâ€™t miss your chance to see why 101 Mohawk Rd W could be your next home!

Built in 1981

## Essential Information

MLS® #	A2197507
Price	\$359,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	927
Acres	0.16
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	101 Mohawk Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5J5

### **Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Parking Pad

### **Interior**

Interior Features	Built-in Features, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 26th, 2025
Days on Market	37
Zoning	R-L

## **Listing Details**

Listing Office	2 PERCENT REALTY
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