

# \$560,000 - 93 Mohawk Road W, Lethbridge

MLS® #A2234100

**\$560,000**

8 Bedroom, 4.00 Bathroom, 1,877 sqft  
Residential on 0.17 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 93 Mohawk Road West, a rare and versatile bi-level home located in a desirable West Lethbridge neighborhood. This spacious property offers a total of 8 bedrooms across three fully self-contained suites, each with its own private entrance, making it ideal for multi-generational families, student housing, or an investment opportunity with excellent rental potential.

The main suite features a functional layout with three bedrooms on the main floor and two additional bedrooms in the basement, perfect for a large family. It includes a bright living room, a spacious kitchen includes ample cabinetry with stainless still appliances, a 5-piece main bathroom, and a 3-piece ensuite in the primary bedroom. With its own private entrance, this suite offers both comfort and privacy.

The second illegal suite , located next to the kitchen of main suite is a self-contained one-bedroom unit complete with a full kitchen, living room, and a full bathroom. With its own entrance and well-lit layout, itâ€™s ideal for a student, couple, or as a short-term rental.

The third illegal suite, located in the basement, offers two bedrooms, a full kitchen, a cozy living area, and a full bath. It also has a separate entrance, providing great rental flexibility or a private space for extended family.



Additional features of this property include a double car garage with overhead heater, a large backyard deck perfect for entertaining, and two backyard sheds offering ample storage or workspace. The fully fenced yard enhances privacy and usability.

Situated close to schools, shopping, parks, transit, and the University of Lethbridge, this home combines space, functionality, and location. Whether you're a homeowner looking for mortgage-helping rental income, or an investor seeking multiple revenue streams, 93 Mohawk Road West is a must-see.

Built in 1981

### **Essential Information**

MLS® #	A2234100
Price	\$560,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,877
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	93 Mohawk Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5J5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	15
Zoning	R-L

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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