

**101 Mohawk Road W**  
**Lethbridge, Alberta**

**MLS # A2197507**



**\$363,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	927 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan		

**Inclusions:** Shed

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. Don't miss your chance to see why 101 Mohawk Rd W could be your next home!