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51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527 Tina Wells (618) 599-0186
Amy Edwards (618) 383-5614 Lyndell Rice (618) 384-6563



219 E. Elm St.
Albion, IL 62806

Asking Price: \$42,500

Information About Listing

Year Built	1931	County	Edwards
Type of Construction	1-Story Frame	PIN	03-2-023-09
Square Footage m/l	1,470	School District	Edwards County CUSD #1
Total Rooms	7	Heat	Gas Boiler Heat (American Standard Heat)
Bedrooms	3	A/C	Window Units
Bathrooms	1 Full	Water	City
Foundation	Basement	Sewer	City
Garage	10'x16' Carport	Average Utilities m/l	Electric: \$80.00 (Ameren) Gas: \$60.00 see notes
Lot Size m/l	99'x224.5'	Property Taxes m/l	\$667.53 (est. w/ owner occ. exemption)

Notes

Room Dimensions—Family Room: 18'5"x11'1"; Living Room: 15'x13'6"; Kitchen: 11'9"x8"; Dining Room: 9'7"x13'9"; Bedroom 1: 10'6"x14'10"; Bedroom 2: 11'11"x11'6"; Bedroom 3: 7'8"x11'7"; Bath: 6'10"x3'6"; Enclosed Front Porch: 7'9"x15'5"

Items Included—Refrigerator; Range; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioners; All Planted Vegetation; Existing Storm and Screens; Light Fixtures, as they exist

More Features...200-amp breakers; “Lochinvar” 40-gallon gas water heater; gas fireplace in family room; utilities may not be accurate due to vacancy

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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