



"See the difference ***Integrity*** makes!"

**51 West Main Street, Albion, IL 62806**

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**250 S. Fifth St.**

**Albion, IL 62806**

**Asking Price: ~~\$95,000~~**

**Reduced: \$89,900**

### Information About Listing

<b>Year Built</b>	1983	<b>County</b>	Edwards
<b>Type of Construction</b>	Frame/Brick	<b>PIN</b>	03-2-069-07
<b>Square Footage m/l</b>	3,678 Total	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	Electric FA ("Carrier"; age unknown)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (brand/age unknown)
<b>Bathrooms</b>	1 Full, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Concrete Slab	<b>Sewer</b>	City
<b>Garage</b>	2-Car Attached (24'x37')	<b>Average Utilities m/l</b>	\$282.21 (All-Electric)
<b>Lot Size m/l</b>	100.16'x231'	<b>Property Taxes m/l</b>	\$2,192.38 (w/ Owner Occupied Exemption)

### Notes

**Room Dimensions**—Living Room: 15'3"x19'9"; Half Bath: 5'5"x5'7"; Kitchen: 18'2"x9'6"; Full Bath: 10'3"x6'; Bedroom 1: 15'2"x11'7"; Bedroom 2: 11'9"x15'2"; Bedroom 3: 15'x15'2"; Multi-Purpose Room (converted garage): 21'2"x46'5"

**Items Included**—Refrigerator; Dishwasher; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; All Planted Vegetation; Smoke Detectors; TV Antenna System; Existing Storm and Screens; Central Air Conditioning; Electronic Garage Door Opener (opener does not work); Light Fixtures, as they exist

**More Features**...200-amp electric service on breakers; "Bradford-White" 40-gallon water heater; metal roof (age unknown); brick and vinyl siding; vinyl, laminate, and carpeting throughout; attached multi-purpose room with separate central heat/air, and sub panel (gas furnace not in use/no gas meter/service to house); Shop light in Attic...**All one level!!!**

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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