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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



235 W. Walnut St.
Albion, IL 62806

Asking Price: \$55,000

Information About Listing

Year Built	1921	County	Edwards
Type of Construction	1-Story (frame)	PIN	03-2-063-09
Square Footage m/l	1,606 (inc. partially finished attic)	School District	Edwards County CUSD #1
Total Rooms	6	Heat	Gas Floor Furnace
Bedrooms	2-3	A/C	Window Unit
Bathrooms	1 Full	Water	City
Foundation	Partial Basement (Brick)	Sewer	City
Garage	2-Car Attached (28'x30')	Average Utilities m/l	Electric: \$53.00 (Ameren); Gas: \$60.00 (Consumers) SEE NOTES
Lot Size m/l	1.93 acres	Property Taxes m/l	\$1,125.62 (w/ Owner Occupied Exemption)

Notes

Room Dimensions—Living Room: 15'7"×15'3"; Bedroom 1: 10'3"×13'3"; Dining Room: 15'7"×14'; Bedroom 2: 10'4"×13'3"; Kitchen: 12'6"×13'3"; Bath: 5'7"×13'3"; Partially Finished Attic/Potential Bedroom 3: 16'×16'

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

More Features...100-amp service, 40-gallon gas water heater; vinyl replacement windows; insulated vinyl siding; metal roof; partially finished attic; 10'×16' yard barn (wired)

Please Note: utility averages may not be accurate due to vacancy

HUGE LOT NEAR THE CITY PARK AND SCHOOL!!!

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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