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51 West Main Street, Albion, IL 62806

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322 N. Fifth St.

Albion, IL 62806

Asking Price: ~~\$68,500~~

Reduced: \$65,000

Information About Listing

Year Built	1933	County	Edwards
Type of Construction	1.5-Story Brick	PIN	03-2-120-02
Square Footage m/l	1,540	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas Forced-Air (Carrier)
Bedrooms	4	A/C	Central (Payne)
Bathrooms	1 Full; 1 Three-Quarter	Water	City
Foundation	Basement (Block)	Sewer	City
Garage	Detached, 1-Car (18'x27')	Average Utilities m/l	Electric: \$125.00 (Ameren); Gas: \$75.00 (Consumers)
Lot Size m/l	50'x216.50'	Property Taxes m/l	\$1,510.46 (w/ Owner Occ. Exemption)

Notes

Room Dimensions—Family Room: 15'10"x20'; Kitchen: 10'x15'; Living Room: 14'x11'; Bedroom 1: 10'x10'; Bedroom 2: 9'x7'; Bath 1: 5'x9'; Bath 2: 6'x7'; **Upstairs...**Bedroom 3: 12'x26'; Bedroom 4: 12'x15'

Items Included—Dishwasher; Garbage Disposal; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window AC; All Planted Vegetation; Fireplace Screen, Door, Grate; Gas Logs; Existing Storm and Screens; Central AC/HVAC system; Light Fixtures as they exist

More Features...40-gallon “Integra” gas water heater; 100-amp fuse box; replacement windows; asphalt shingle roof (age ?)

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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