



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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206 W. Walnut St.
Albion, IL 62806

Asking Price: ~~\$62,500~~

Reduced: \$45,000

Information About Listing

Year Built	1964	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-02-452-013
Square Footage m/l	1,008	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas Wall Heaters (x3; age unknown)
Bedrooms	3	A/C	n/a
Bathrooms	1 Full	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	Attached Carport (18'x20')	Average Utilities m/l	Elec.: \$85.00 (Ameren); Gas: \$43.10 (Consumers)
Lot Size m/l	90'x120'	Property Taxes m/l	\$808.68 (estimated w/ owner occ. ex. ONLY; current assessment)

Notes

Room Dimensions—Living Room: 16'11"x13'1"; Kitchen: 13'5"x9'4"; Laundry/Back Entry: 9'4"x6'11"; Bathroom: 6'8"x9'3"; Bedroom 1: 12'7"x9'4"; Bedroom 2: 10'7"x10'; Bedroom 3: 10'5"x10'

Items Included—Refrigerator (in carport area); Range; Microwave; Garbage Disposal; Washer; Dryer; All Window Treatment/hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central AC/Furnace/HVAC System and Components; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; 30-gallon “Craftmaster” gas water heater (1980); newer architectural shingle roof (age ?); painted siding; gravel/concrete driveway/parking area; original wood floors; some vinyl/linoleum; wood windows (look original); storage/utility/workshops attached to carport (10'x8'); 17'x7' front covered porch/patio area; covered porch/patio area at back entrance with “open breezeway” from carport area

**CLEAN, EFFICIENT HOME LOCATED NEAR THE
ALBION CITY PARK AND EDWARDS COUNTY SCHOOLS!!!**

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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