



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

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

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**25 E. Pine St.  
Albion, IL 62806**

**Asking Price: \$130,000**

### Information About Listing

<b>Year Built</b>	1984	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Frame (brick veneer)	<b>PIN</b>	10-01-154-001 (Alt. #: 03-2-041-09)
<b>Square Footage m/l</b>	1,790	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	Elec. Heat Pump (Carrier, app.15 y/o); w/ ceiling heat
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Carrier, app.10 y/o)
<b>Bathrooms</b>	1 Full; 1 Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (block)	<b>Sewer</b>	City
<b>Garage</b>	2-Car, Attached (26'x26')	<b>Average Utilities m/l</b>	Electricity: \$211.00 (Ameren) <b>ALL ELECTRIC!!!</b>
<b>Lot Size m/l</b>	111.38'x96.36'	<b>Property Taxes m/l</b>	\$2,985.06 (w/ owner occupied exemption ONLY)

### Notes

**Room Dimensions**—Living Room: 12'5"x19'2"; Bedroom 3: 13'x10'8"; Bedroom 2: 14'x11'; Main Bath (full): 7'1"x8'; Kitchen/Dining Area: 25'2"x13'6"; Sunroom: 11'1"x18'3"; Master Bedroom: 15'x11'7"; En-Suite Master Bath: 6'x8'4"

**Items Included**—Refrigerator; Cooktop Stove and Oven; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener with 3 transmitters; Central AC/Furnace/HVAC system and components; Outdoor Shed; Light Fixtures, as they exist

**More Features**...200-amp electrical service on breakers; 40-gallon electric water heater (Bradford White, 2008); architectural shingle roof (2009); plaster/drywall throughout; garbage disposal replaced in 2011; garage is insulated, heated, with new overhead doors in 2018, and cabinets/double sink; 10'x12' utility shed; fenced backyard; hardwood floors under carpet in kitchen and dining room; ceiling heat in both bathrooms is NO LONGER OPERATIONAL; garbage disposal in garage sink is not working; covered, concrete front porch (8'7"x11'1"); concrete back patio (23'x32') with additional space for hot tub and hook ups (**hot tub not included**); 16'x29' concrete pad/approach/parking area

***COMFORTABLE, EFFICIENT, AFFORDABLE HOME  
IN A GREAT NEIGHBORHOOD!!!***

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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