



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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39 S. Third St.
Albion, IL 62806

Asking Price: \$90,000

Information About Listing

Year Built	1926	County	Edwards
Type of Construction	1.5-Story, Brick/Masonry	PIN	10-01-305-019, 10-01-305-021, 10-01-305-022
Square Footage m/l	1,258 (TOTAL, both levels)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas Forced-Air (Carrier, 2016)
Bedrooms	3	A/C	Central (Payne, 2016)
Bathrooms	1 Full	Water	City
Foundation	Basement (block)	Sewer	City
Garage	n/a	Average Utilities m/l	Electric: \$120.00 (Ameren); Gas: \$47.57 (Consumers)
Lot Size m/l	0.44 acre (3 lots; irregular)	Property Taxes m/l	\$1,139 (est. w/ Owner Occ. Ex.-Current Assessment)

Notes

Room Dimensions—Main Floor...Kitchen: 10'9"x10'2"; Dining Room: 13'2"x11'10"; Living Room: 13'1"x13'9"; Bathroom: 10'3"x8'5"; Bedroom 3: 10'4"x11'2"; **Upstairs...**Bedroom 1: 17'x19'10"; Bedroom 2: 13'3x11'9"

Items Included—Refrigerator; Range; Microwave; All Tacked down Carpeting; All Window Treatment/hardware; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace; Existing Storm & Screens; Central AC/HVAC System and Components; Air Filter; Light Fixtures, as they exist; Deep Freeze (in basement)

More Features...100-amp electrical service on breakers; 40-gallon “Bradford White” gas water heater (2016); new plumbing in bath; bathroom and laundry room updated (2016); original hardwood floors on main level; roof, gutters and downspouts replaced and new sidewalk in 2018; front porch opened; all new interior paint, new front and back doors, total upstairs remodel, new windows, drywall, paint, carpet, and electrical (2020)

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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