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51 West Main Street, Albion, IL 62806

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362 N. Third St.  
Albion, IL 62806

**Asking Price: \$72,000**

### Information About Listing

<b>Year Built</b>	1978	<b>County</b>	Edwards
<b>Type of Construction</b>	Panel/Frame (split-entry)	<b>PIN</b>	10-01-103-007 (Alt. #: 03-2-147-09)
<b>Square Footage m/l</b>	1,728 (combined)	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	Split Unit/Heat Pump (“Carrier,” 2019)
<b>Bedrooms</b>	2-3	<b>A/C</b>	Split Unit (“Carrier,” 2019)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Electric: \$143.31 (Ameren); Gas: \$16.18 (Consumers)
<b>Lot Size m/l</b>	90.5’x102.75’	<b>Property Taxes m/l</b>	\$983.78 (owner occupied exemption ONLY)

### Notes

**Room Dimensions—Upstairs...**Living Room: 15’8”x11’6”; Full Bath: 4’10”x11’6”; Bedroom 1: 11’7”x13’5”; Bedroom 2: 11’6”x9’; Kitchen: 13’11”x11’7”; **Downstairs...**Bedroom 3: 16’6”x10’10”; Utility/Laundry Room: 12’7”x7’2”; Family Room: 15’3”x23’1” (irregular)

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

**More Features...**100-amp electrical service on breakers; all electric except for gas range; “Richmond” 50-gallon electric water heater (2013); architectural shingle roof (2021); vinyl siding; vinyl replacement windows; steel entry door; vinyl and laminate flooring; paneling/drywall; wood deck (12’x14’); concrete back patio (8’x14’); concrete front stoop (8’x5’); metal garden shed (7’x10’)

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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