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51 West Main Street, Albion, IL 62806

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129 N. Fifth St.
Albion, IL 62806
Asking Price: \$75,000

Information About Listing

Year Built	1911	County	Edwards
Type of Construction	1.5-Story, Block/Masonry	PIN	10-02-281-009 (Alt. # 03-2-008-04)
Square Footage m/l	2,034 (TOTAL)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas Forced Air (“Carrier”; 2020)
Bedrooms	3	A/C	Central (“Carrier”; 2020)
Bathrooms	1 Three-Quarter	Water	City
Foundation	Basement (block)	Sewer	City
Garage	Detached, 3-Car (37’x24’)	Average Utilities m/l	Elec.: \$69.00 (Ameren); Gas: \$58.52 (Consumers)
Lot Size m/l	70.45’x148.5’ (0.24 ac.)	Property Taxes m/l	\$1,189.39 (est. w/ owner occ. ex. ONLY)

Notes

Room Dimensions—*Main Floor*: Living Room: 15’3”x14’9”; Dining Room: 16’2”x14’11”; Bedroom 1: 15’1”x15’; Kitchen: 15’x14’3”; Bathroom: 6’6”x6’6”; Bedroom 2: 15’x8’8”; Laundry/Utility: 7’11”x10’; *Upstairs*: Main Room/BR 3: 20’7”x20’7”; Additional Room/Oversized Closet: 8’3”x20’7”

Items Included—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fan(s); Electronic Garage Door Opener(s) with 5 transmitters; Central AC/HVAC/Furnace and components; Water Softner (2013); Outdoor Shed; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers (partially updated wiring); 40-gallon “Bradford-White” gas water heater (2013); architectural shingle roof approx. 10 y/o; vinyl replacement windows; carpet with some wood flooring beneath; paneling over plaster; some vinyl flooring (kitchen/bath); half-story is large and spacious; 12’x13’ shed; 40’x15’ carport; 10’x12’ deck; beautiful covered front porch

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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