



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer  
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527 Tina Wells (618) 599-0186  
Amy Edwards (618) 383-5614 Lyndell Rice (618) 384-6563



39 S. Third St.  
Albion, IL 62806

**Asking Price: ~~\$90,000~~**

**Reduced: \$80,000**

### Information About Listing

<b>Year Built</b>	1926	<b>County</b>	Edwards
<b>Type of Construction</b>	1.5-Story, Brick/Masonry	<b>PIN</b>	10-01-305-019, 10-01-305-021, 10-01-305-022
<b>Square Footage m/l</b>	1,258 (TOTAL, both levels)	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Forced-Air (Carrier, 2016)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Payne, 2016)
<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: \$120.00 (Ameren); Gas: \$47.57 (Consumers)
<b>Lot Size m/l</b>	0.44 acre (3 lots; irregular)	<b>Property Taxes m/l</b>	\$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

[www.integritylistings.net](http://www.integritylistings.net) • [www.integrityauctions.net](http://www.integrityauctions.net) • [www.facebook.com/integritysells](http://www.facebook.com/integritysells)