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51 West Main Street, Albion, IL 62806

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**208 N. Fifth St.
Albion, IL 62806**

Asking Price: \$75,000

Information About Listing

Year Built	1971	County	Edwards
Type of Construction	1-Story, Brick	PIN	10-02-279-010 (Alt. # 03-2-004-07)
Square Footage m/l	1,218	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Elec. Forced Air (“Coleman”; app. 3 y/o); Rad. Ceiling
Bedrooms	3-4	A/C	Central (“Coleman”; app. 3 y/o)
Bathrooms	1 Full; 1 Half	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	Attached Carport (19’x20’)	Average Utilities m/l	Elec.: \$90.00 (Ameren) <i>ALL-ELECTRIC/SOME VACANCY</i>
Lot Size m/l	48.15’x222.75’	Property Taxes m/l	\$1,330.66 (est. w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Front Entry/Foyer: 15’7”x8’10””; Living Room: 14’10”x15’5””; Kitchen: 15’7”x12’9””; Bedroom 1: 12’x12’2””; En-Suite 1/2 Bath: 5’3”x2’11””; Bedroom 2: 11’6”x10””; Bedroom 3: 11’5”x10’11””; Full Bath: 7’6”x8””; Utility Room/Potential Bedroom 4: 13’1”x12’3””

Items Included—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fan(s); Existing Storm/Screens; Central AC/HVAC/Furnace/Ceiling Radiant Heaters and components; Outdoor Shed/Yard Barn; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; 40-gallon “Bradford-White” electric water heater (2019); architectural shingle roof (age ?, appears to be in “good” condition); brick exterior; wood windows with storms; plaster/paneling wall coverings; carpet and vinyl flooring; 7’x20’ enclosed storage area off carport; 5’x13’ concrete, covered front porch; 9’x19’ concrete front parking space; 11’x16’ wood yard barn; asphalt rear driveway with alley access (app. 2,356 sq. ft.)

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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