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51 West Main Street, Albion, IL 62806

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402 E. Elm St.

Albion, IL 62806

Asking Price: \$139,900

Reduced: \$129,900

Information About Listing

Year Built	1998	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-177-005 (Alt. # 03-2-115-06)
Square Footage m/l	1,536	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas Forced Air (“York-Diamond 90”; original)
Bedrooms	3	A/C	Central (“Coleman”; newer?)
Bathrooms	1 Full; 1 Three-quarter	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	Attached, 2-Car (24’x24’)	Average Utilities m/l	Elec.: \$116.00 (Ameren); Gas: \$55.00 (Consumers) <i>SOME VACANCY</i>
Lot Size m/l	50’x180’	Property Taxes m/l	\$2,120.57 (est. w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Enclosed Front Porch/Sunroom: 17’3”x5’6””; Living/Dining Room (slightly irregular): 18’11”x24’9””; Bedroom 1: 13’10”x11’10””; En-suite Full Bathroom: 12’x6’6””; En-suite Walk-in Closet: 7’7”x5’; Kitchen: 10’x13’8””; Eat-in Nook: 8’x8””; Three-quarter Bathroom: 8’x4’11””; Bedroom 2: 11’5”x12’; Bedroom 3: 11’11”x11’11””; En-suite Storm Cellar/Closet: 8’9”x4’8””; Laundry/Utility Room: 10’8”x7’8””

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detector(s); Ceiling Fan(s); Existing Storm/Screens; Electronic Garage Door Openers w/ 2 Transmitters; Central AC/HVAC/Furnace and components; Central Humidifier; Water Softener; Outdoor Shed/ Yard Barn; Carport; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; 40-gallon “A.O. Smith” gas water heater (like-new); architectural shingle roof (original); vinyl siding; vinyl, dual-pane windows; drywall; carpeting and vinyl flooring throughout; oak cabinetry and laminate countertops; L-shaped workshop area on North and East sides of attached garage, 11’4”x29’3” and 5’7”x14’4””; 20’x6’ deck on West side of house; large concrete approach and patio area on West side of house and attached garage; 12’x20’ detached carport; 6’x8’ yard barn/shed

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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