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51 West Main Street, Albion, IL 62806

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205 N. Second St.
Albion, IL 62806

Asking Price: ~~\$107,500~~

Reduced: \$99,900

Information About Listing

Year Built	1974	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-157-010
Square Footage m/l	1,350	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas Forced Air (“Carrier”; 2015)
Bedrooms	4	A/C	Central (“Goodman”; 2015)
Bathrooms	2 Full	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	Attached, 2-Car (24’x24’)	Average Utilities m/l	Elec.: \$187 (Ameren); Gas: \$25.00 (Consumers)
Lot Size m/l	80’x115’	Property Taxes m/l	\$1,420.32 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Kitchen: 11’5”x17’9”; Living Room: 12’x16’2”; Master Bedroom: 10’10”x12’; Master Bathroom: 9’6”x9’; Bedroom 2: 8’6”x11’6”; Bedroom 3: 9’4”x12’; Bedroom 4: 9’x12’10”; Guest Bathroom: 6’x5’; Utility Room: 5’x6’10”

Items Included—Refrigerator; Range; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm/Screens; Electronic Garage Door Opener w/ 3 Transmitters; Central AC/HVAC/Furnace system and components; Outdoor Shed; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; 40-gallon “Whirlpool” water heater; newly painted kitchen cabinets; new ceiling fan in living room and master bedroom (2021); washer and dryer are negotiable; shiplap wall in living room (2021); outdoor shed (10’x12’)

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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