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51 West Main Street, Albion, IL 62806

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130 N. Second St.
Albion, IL 62806

Asking Price: \$69,900

Information About Listing

Year Built	1959	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-176-013
Square Footage m/l	1,061	School District	Edwards County CUSD #1 (AGS)
Total Rooms	4	Heat	Gas FA (“Ameristar” 80% eff.; 2008)
Bedrooms	2	A/C	Central (“Ameristar”; 2008)
Bathrooms	1 Full	Water	City
Foundation	Full Walkout Basement (block)	Sewer	City
Garage	Attached, 1-Car (12’x20’)	Average Utilities m/l	SEE NOTES BELOW
Lot Size m/l	94.67’x231’	Property Taxes m/l	\$688.08 (Owner Occupied Exemption ONLY)

Notes

Room Dimensions—Living Room: 20’7”x15’10”; Bedroom 1: 11’x11’11”; Bathroom: 6’10”x7’10”; Bedroom 2: 11’1”x12’6”; Laundry/Rear Entryway: 7’3”x8’6”; Kitchen: 12’4”x14’2”; Garage Interior Dimensions: 10’7”x19’5”

Items Included—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; All Planted Vegetation; Existing Storm/Screens; Central AC/HVAC/ Furnace system and components; Light Fixtures, as they exist

More Features... 100-amp electrical service on breakers; 40-gallon gas water heater (“Rheem”, 2021); 3-tab asphalt shingle roof (age ?); vinyl siding; wooden windows w/ storms (original ?); drywall/plaster (?) walls throughout; vinyl, carpeting, and some original wood floors; painted cabinets w/ laminate countertops; 7’x7’ partially covered front “stoop” area; 10’x16’ wooden back deck; 7’x14’ covered porch at walkout basement; 8’ wide concrete driveway with additional gravel parking area at garage; **NOTES ON UTILITIES:** Ameren Illinois Electricity Bill—\$44.00; Consumers Gas Co. Bill—\$40.00; **12-month utility averages are NOT accurate due to vacancy.**

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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