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50 S. Second St.

Albion, IL 62806

Asking Price: \$88,000

Information About Listing

Year Built	1918	County	Edwards
Type of Construction	2-Story, Frame	PIN	10-01-328-008
Square Footage m/l	1047	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas FA
Bedrooms	2	A/C	Central
Bathrooms	2 Full	Water	City
Foundation	Unfinished, Block	Sewer	City
Garage	2 Carports	Average Utilities m/l	Elec.: \$76.00 (Ameren); Gas: \$60.00 (Consumers)
Lot Size m/l	62'x211'	Property Taxes m/l	\$1761.82 (w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Entry Way: 8'x12'; Kitchen: 11'x9'; Dining Room: 14'x13'; Living Room: 13'x15'; Bedroom 1: 13'x14'; Bathroom 1 (Full): 4'7"x13'; Bedroom 2: 14'x10'5"; Bathroom 2 (Full): 8'5"x10'

Items Included—Refrigerator; Range; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioner (upstairs); Existing Storm and Screens; Central Air Conditioning/Furnace/HVAC System and Components; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; asphalt shingle roof; vinyl siding; HVAC unit, new in 2018; 75-gallon Bradford-White water heater; downstairs ADA bathroom, remodeled 2019; living room and dining room new paint and flooring, new in 2020; upstairs bathroom, remodeled 2023; original hardwood flooring in both bedrooms; servants stairs; covered front porch; wooden rear deck, stained in 2023; 2 carports; corner lot

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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