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**51 West Main Street, Albion, IL 62806**

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50 S. Second St.

Albion, IL 62806

**Asking Price: ~~\$88,000~~**

**Reduced: \$85,000**

### Information About Listing

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