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51 West Main Street, Albion, IL 62806

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207 S. Fifth St.

Albion, IL 62806

Asking Price: \$54,900

Information About Listing

Year Built	1950	County	Edwards
Type of Construction	1 Story, Frame	PIN	10-02-479-019
Square Footage m/l	720	School District	Edwards County CUSD #1 (AGS)
Total Rooms	4	Heat	Gas FA
Bedrooms	1-2	A/C	Central
Bathrooms	1	Water	City
Foundation	Partial, Block (unfinished)	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: \$126.00 (Ameren); Gas: \$38.47 (Consumers)
Lot Size m/l	40'x128'	Property Taxes m/l	\$543.48 (w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Kitchen: 11'5"×13'3"; Living Room: 14'3"×15'10"; Bedroom 1: 13'3"×8'7"; Bathroom (full): 4'11"×8'7"; Potential Bedroom 2: 7'×8'7"

Items Included—Refrigerator; Range; Microwave; Washer; Dryer; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning/Furnace/HVAC System and Components; Outdoor Shed; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; architectural shingle roof (age?); metal siding; vinyl and wood flooring throughout; lots of updated fixtures; updated plumbing and wiring (partial); 40-gallon “AO Smith Proline” gas water heater (mfd. 2021); 11'x7' partially covered concrete front porch with 7'x7' additional wooden front deck; 12'x20' concrete parking area; 10'x7' and 7'x8' partially covered wooden back deck; 6' tall wooden privacy fence around back yard; 9'x4' metal yard barn

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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