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51 West Main Street, Albion, IL 62806

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441 IL RT 15

Albion, IL 62806

Asking Price: ~~\$84,000~~

Reduced: \$79,000

Information About Listing

Year Built	1928	County	Edwards
Type of Construction	Frame, 1-Story	PIN	10-02-326-004
Square Footage m/l	1,098	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Electric Baseboard
Bedrooms	2	A/C	Window Unit
Bathrooms	1 Full	Water	City
Foundation	Partial Basement (block)	Sewer	Septic
Garage	n/a	Average Utilities m/l	ALL ELECTRIC: \$199.00 (Ameren)
Lot Size m/l	0.85 Acre	Property Taxes m/l	\$630.10 (with no exemptions at current assessment)

Notes

Room Dimensions—Kitchen: 7’8”x22’8”; Living Room: 13’2”x15’3”; Dining Room: 13’5”x13’5”; Bedroom 1: 12’x11’6”; Bedroom 2: 11’3”x13’3”; Bathroom (full): 7’3”x7’11”; Enclosed Porch/Sunroom: 11’3”x7’3”

Items Included—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Ceiling Fans; Window Air Conditioner; Existing Storm and Screens; Outdoor Shed/Yard Barn (next to house, 10’x14’); Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; architectural shingle roof; aluminum siding; some original wood floors; laundry hook-ups in kitchen; 50-gallon “Rheem” water heater (2003); “carport” (NW corner of lot)

PLEASE NOTE: Seller intends to retain an easement across the existing driveway and keep a 35’ section (between fences) of the NE corner of the property with the tan yard barn and woodpile; Utilities will vary based on usage

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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