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BROKER-OWNED

324 N. Fifth St.

Albion, IL 62806

Asking Price: \$79,900

Information About Listing

Year Built	1946	County	Edwards
Type of Construction	1.5-Story, Brick/Masonry	PIN	10-02-229-014
Square Footage m/l	1,079 TOTAL	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas FA
Bedrooms	2-3	A/C	Central (Philco, '24)
Bathrooms	1 Full	Water	City
Foundation	Block Basement (unfinished)	Sewer	City
Garage	Detached, 1-Car (16'x22')	Average Utilities m/l	Electricity: Ameren; Gas: Consumers <i>see notes</i>
Lot Size m/l	50'x216'	Property Taxes m/l	\$667.79 (est. w/ owner occ. ex. at curr. assessment)

Notes

Room Dimensions—Eat-in Kitchen: 9'2"x11'; Living Room: 13'x12'9"; Bedroom 1: 10'10"x10'9"; Bathroom (full): 4'9"x10'; Bedroom 2: 10'9"x9'7"; Upstairs Room: 12'8"x26'5"

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

More Features...100-amp electrical service on breakers; metal roof; hardwood floors refurbished in July 2024; 40-gallon "Bradford-White" water heater; 13'10"x11'9" concrete back patio; new Philco A/C unit installed in June 2024

Additional Information...Accurate 12-month utility averages were not available due to extended period of 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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