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51 West Main Street, Albion, IL 62806

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102 N. First St.

Albion, IL 62806

Asking Price: ~~\$269,000~~

Reduced: \$249,900

Information About Listing

Year Built	1974	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-176-023
Square Footage m/l	1,646	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Electric FA (Carrier, 2015)
Bedrooms	3	A/C	Central
Bathrooms	2 Full, 1 Half	Water	City
Foundation	Full Basement, Block	Sewer	City
Garage	2-Car, Attached (20'x21')	Average Utilities m/l	Electric: \$231.00 (Ameren); Gas: \$25.00 (Consumers)
Lot Size m/l	2.5 +/- Acres	Property Taxes m/l	\$2,606.62 (w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Kitchen: 11'x11'; Dining Room: 11'x11'10"; Living Room: 13'3"x23'9"; Master Bedroom: 13'x15'; en Suite Bathroom (full): 5'x7'6"; Bedroom 2: 9'10"x13'3"; Bedroom 3: 9'1"x15'3"; Bathroom 2 (full): 4'11"x7'7"; Laundry: 5'5"x7'5"; Bathroom 3 (half): 4'x9'6"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen and Gas Logs; Existing Storms and Screens; Electronic Garage Door Opener with 1 Transmitter; Central Air Conditioning/Furnace/HVAC System and Components; Water Softener; Light Fixtures, as they exist; Hot Tub is negotiable

More Features...200-amp electrical service on breakers; asphalt shingle roof; interior renovated in 2021; laminate flooring throughout; 40-gallon “Richmond” electric water heater; 7'1"x24'9" front screened-in porch; 8'4"x11'5" back screened-in porch; 15'x20' back deck; wooden privacy fence; 20'6"x30' 2-car detached garage; 30'x35' pole barn with separate electrical service

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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