



"See the difference **INTEGRITY** makes!"

301 ILLINOIS ROUTE 15 (WEST)

Albion, IL 62806 (618) 445-2267

Dustin Hawkins, Designated Managing Broker/Auctioneer
Mobile: (618) 302-0325 (License #471.000893/441.002027)

Real Estate Brokers:
Tina Wells (618) 599-0186
Cindy Hodgson (618) 384-8594

Rhonda Colyer (618) 445-1527
Lyndell Rice (618) 384-6563
Cory Ristvedt (618) 839-5999



227 S. Seventh St.

Albion, IL 62806

Asking Price: \$160,000

Information About Listing

Year Built	1972	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-02-454-028
Square Footage m/l	1,472	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Heat Pump FA
Bedrooms	3	A/C	Central ("Carrier", 2012)
Bathrooms	1 Full	Water	City
Foundation	Block Basement (unfinished)	Sewer	City
Garage	Attached, 1-Car (21'9"x23'5")	Average Utilities m/l	Electricity: \$160.00 (Ameren) see notes
Lot Size m/l	1.39 Acres	Property Taxes m/l	\$1,879.04 (est. w/ owner occ. ex. at curr. assessment)

Notes

Room Dimensions—Kitchen/Dining Room: 19'7"x8'; Living Room: 18'4"x15'2"; Family Room: 15'5"x19'2"; Master Bedroom: 11'7"x15'2"; Bathroom (full): 10'10"x7'8"; Bedroom 2 (with Laundry): 11'5"x12'6"; Bedroom 3: 11'5"x10'6"

Items Included—Refrigerator; Range; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener with 1 Transmitter; Central Air Conditioning/Furnace/HVAC System and Components; Outdoor Shed; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; asphalt shingle roof; carpet and laminate flooring throughout; whole house water filter; 40-gallon electric "State Water Heater"; 12'x14' shed

Additional Information...electricity was billed using the Equalizer Program; natural gas is available

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

integritylistings.net • integrityauctions.net • facebook.com/integritysells