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Albion, IL 62806 (618) 445-2267

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219 N. Eighth St.

Albion, IL 62806

Asking Price: \$58,000

Information About Listing

Year Built	1947	County	Edwards
Type of Construction	1-Story, Brick/Masonry	PIN	10-02-253-008
Square Footage m/l	903	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas FA
Bedrooms	3	A/C	Central (Payne)
Bathrooms	1 Full	Water	City
Foundation	Full, Unfinished	Sewer	City
Garage	Attached Carport, 12'x19'	Average Utilities m/l	Electricity: \$ 200.00 (Ameren); Gas: \$50.00 (Consumers) <i>see notes</i>
Lot Size m/l	50'x284'	Property Taxes m/l	\$762.22 (w/ no exemptions at current assessment)

Notes

Room Dimensions—Kitchen: 11'9"x8'7"; Living Room/Dining Room: 20'10"x11'9"; Bedroom 1: 12'x10'10"; Bedroom 2: 9'x11'8"; Bedroom 3: 7'7"x8'5"; Bathroom (full): 9'3"x4'11"

Items Included—Refrigerator; Range (broken door); Dishwasher; All Tacked Down Carpeting; 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; asphalt shingle roof; all new windows (2024); new bathroom shower, flooring, and vanity (2025); carpet and laminate flooring throughout; 40-gallon "Richmond" gas water heater; 6'x20' concrete front porch

Additional Information...Utilities prices are averages and will vary with 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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