



"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



BROKER-OWNED

149 S. Fourth St.

Albion, IL 62806

Asking Price: ~~\$84,900~~

Reduced: \$74,900

Information About Listing

Year Built	1920	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-351-005
Square Footage m/l	1,034	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas FA (Econ)
Bedrooms	3	A/C	Central
Bathrooms	1 Full	Water	City
Foundation	Full, Masonry	Sewer	City
Garage	2-Car, Detached, 20'x32'	Average Utilities m/l	Elec.: Ameren; Gas: Consumers see notes
Lot Size m/l	48'x169'	Property Taxes m/l	\$ 787.35 (ESTIMATED w/ owner occ. ex. ONLY at curr. assessment)

Notes

Room Dimensions—Entry Way: 7'4"x13'2"; Kitchen: 8'x7'3"; Living Room/Dining Room: 13'x24'; Bedroom 1: 11'2"x14'; Bedroom 2: 8'11"x11'4"; Bedroom 3: 9'4"x9'3"; Bathroom (Full): 3'9"x7'6"

Items Included—Refrigerator; Range; Dishwasher; Washer; Dryer; All Window Treatment/Hardware; Built-in/Attached Shelving; Existing Storms and Screens; Electronic Garage Door Opener; AC/Furnace/HVAC System and Components; Light Fixtures, as they exist

More Features...200-amp electrical service on fuses; asphalt shingle roof; new exterior paint and shutters, new downspouts and drains; new light fixtures; new interior paint; original hardwood floors restored; stainless steel appliances; new toilet, shower surround, medicine cabinet and bathroom flooring; 40-gallon "Bradford White" gas water heater; 7' ceiling in attic

Additional Information...Utilities averages unavailable due to 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

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