



"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



144 W. Main St.

Albion, IL 62806

Asking Price: \$119,000

Information About Listing

Year Built	1931	County	Edwards
Type of Construction	1.5-Story, Masonry	PIN	10-02-426-016
Square Footage m/l	2,062 (TOTAL)	School District	Edwards County CUSD #1
Total Rooms	9	Heat	Gas F/A (Carrier)
Bedrooms	3-6	A/C	Central (Carrier, "Tech 2000")
Bathrooms	1 Full; 1 Three-Quarter	Water	City
Foundation	Basement (brick/block)	Sewer	City
Garage	Detached 2-car (20'x24'; block)	Average Utilities m/l	Electric: \$305.00 (Ameren); Gas: \$57.33(Consumers)
Lot Size m/l	57'x138.5'	Property Taxes m/l	\$2,035.30 (w/ Owner Occupied Exemption)

Notes

Room Dimensions—Entry Way: 5'6"x5'2"; Kitchen: 9'3"x10'10"; Breakfast Nook: 5'4"x4'; Dining Room: 14'2"x12'2"; Living Room: 20'1x15'; Bedroom 1: 11'1"x12'8"; Bedroom 2: 15'x14'8"; Potential Bedroom 3/Office: 11'1"x11'5"; Bathroom 1 (full): 6'6"x7'; **Upstairs**...Bedroom 4: 10'6"x9'9"; Potential Bedroom 5: 13'8"x9'4"; Potential Bedroom 6: 9'2"x12'9"; Bathroom 2 (three-quarter): 10'6"x5'3"

Items Included—Refrigerator; Range; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioners; All Planted Vegetation; Fireplace Screen; Existing Storm and Screens; Central AC/Furnace/HVAC System and Components; Water Softener; Light Fixtures, as they exist

More features...200-amp electrical service on breakers (2020); architectural asphalt shingle roof (2025); vinyl replacement windows; refinished original hardwood floors (2020); hardwoods, carpet, and vinyl flooring throughout; some original trim and doors; lots of updates throughout (2020); 55-gallon "A.O Smith Pro Line" electric water heater (03/2020); lots of storage space and closets throughout; "storm shelter" type room in basement with steel reinforced concrete ceiling and block/brick walls; concrete front porch, large concrete driveway

Additional Information...old wall heaters upstairs are not currently in use

EXCELLENT LOCATION ON WEST MAIN IN ALBION!!!

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