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301 ILLINOIS ROUTE 15 (WEST)

Albion, IL 62806 (618) 445-2267

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337 S. Second St.

Albion, IL 62806

Asking Price: ~~\$42,900~~

Reduced: \$37,900

Information About Listing

Year Built	1948	County	Edwards
Type of Construction	1.5-Story, Frame	PIN	10-01-356-010
Square Footage m/l	Main Level: 700; Attic: approx. 283	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas FA
Bedrooms	4	A/C	Window Units
Bathrooms	1 Three-Quarter	Water	City
Foundation	Full (unfinished), Block	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: Ameren; Gas: Consumers see notes
Lot Size m/l	50'x191'	Property Taxes m/l	\$888.22 (w/ no exemptions at current assessment)

Notes

Room Dimensions—Kitchen: 11'8"x10'5"; Living Room: 15'8"x12'9"; Bedroom 1: 10'8"x9'10"; Bedroom 2: 10'8"x9'2"; Bathroom (three-quarter): 4'9"x7'9"; **Upstairs**—Bedroom 3: 10'8"x12'; Bedroom 4: 10'7"x14'8"

Items Included—Refrigerator; Range; All Tacked Down Carpeting; Smoke Detectors; Existing Storms and Screens; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; metal roof (2024); vinyl siding; hardwood, carpet, and laminate flooring throughout; 40-gallon "A.O. Smith" gas water heater (2023); updated electrical (2024); new toilet (2024)

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

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