



"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



226 W. Terminal St.

Albion, IL 62806

Asking Price: ~~\$145,000~~

Reduced: \$135,000

Information About Listing

Year Built	1975	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-02-454-021
Square Footage m/l	1,272	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Electric Forced Air (Williamson)
Bedrooms	3	A/C	Central (Payne, 2017)
Bathrooms	1 Full; 1 Half	Water	City
Foundation	Crawlspace	Sewer	City
Garage	Detached, 1-Car (22'x30')	Average Utilities m/l	Elec.: \$313.00 (Ameren) <i>ALL ELECTRIC</i>
Lot Size m/l	113'x165' (0.43 acre total)	Property Taxes m/l	\$1,492.92 (w/ owner occ. ex. ONLY at curr. assessment)

Notes

Room Dimensions—Kitchen/Dining Room: 19'6"x11'5"; Living Room: 22'2"x12'2"; Master Bedroom: 13'3"x11'5"; en Suite Bathroom (half): 8'4"x4'10"; Bedroom 2: 8'7"x12'; Bedroom 3: 9'10"x12'; Bathroom 2 (full): 5'5"x6'; Laundry: 11'4"x7'8"

Items Included—Refrigerator; Range; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/ Hardware; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storms and Screens; Central AC/Furnace/ HVAC System and Components; Water Softener; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; asphalt shingle roof; laminate flooring throughout; 55-gallon "Reliance" electric water heater; replacement windows (2015); covered patio; 25'x38' in-ground pool with new liner (2025), jets in seating area, 10' deep end; fenced yard; retaining wall (2020); mature trees; quiet neighborhood

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