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301 ILLINOIS ROUTE 15 (WEST)
Albion, IL 62806 (618) 445-2267

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305 N. Eighth St.
Albion, IL 62806

Asking Price: ~~\$85,000~~

Reduced: \$79,000

Information About Listing

Year Built	2003	County	Edwards
Type of Construction	Singlewide Mobile Home	PIN	10-02-251-017
Square Footage m/l	1280	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas FA
Bedrooms	3	A/C	Central
Bathrooms	2 Full	Water	City
Foundation	Crawlspace (piers w/ underpinning)	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: \$218.00 (Ameren); Gas: \$43.47 (Consumers)
Lot Size m/l	1.5 acres (247.5'x264')	Property Taxes m/l	\$ 318.44 (w/ Owner Occ. Ex. ONLY)

Notes

Room Dimensions—Kitchen/Dining Area: 17'2"x14'6"; Living Room: 14'2"x14'6"; Master Bedroom: 11'10"x14'6"; en Suite Bathroom (full): 9'6"x14'6"; Bedroom 2: 9'6"x14'6"; Bedroom 3: 9'x14'6"; Bathroom 2 (full): 4'6"x7'; Laundry: 5'3"x3'6"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detector(s); All Planted Vegetation; Existing Storm/Screens; Central HVAC System and Components; Light Fixtures, as they exist; Outdoor Shed; Carports (3)

More Features...200-amp electrical service on breakers; metal roof; vinyl siding; en suite bathroom with garden tub and double sinks; 20'4"x13'9" front deck; 18'4"x9'10" back deck; 3 metal carports (1: 20'1"x23'1"; 2: 12'1"x19'11"; 3: 12'x24'); 12'14"x20'2" utility shed

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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