



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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303 E. Pine St.  
Albion, IL 62806

**Asking Price: \$45,000**

### Information About Listing

<b>Year Built</b>	1975	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story Frame	<b>PIN</b>	03-2-079-08
<b>Square Footage m/l</b>	1290	<b>School District</b>	Edwards County CUSD #1
<b>Total Rooms</b>	6	<b>Heat</b>	Electric Forced-Air (heat pump, "Radco", age unknown)
<b>Bedrooms</b>	4	<b>A/C</b>	Central (Carrier, age unknown)
<b>Bathrooms</b>	1 Full; 1 Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Crawlspace/Block	<b>Sewer</b>	City
<b>Garage</b>	Attached 12'x30' (1-car)	<b>Average Utilities m/l</b>	Electric: \$216.00 (Ameren)... <b>ALL ELECTRIC!!!</b>
<b>Lot Size m/l</b>	85'.5"x149'	<b>Property Taxes m/l</b>	\$1,234.54 (estimated w/ Owner Occupied Exemption)

### Notes

**Room Dimensions**—Living Room: 14'x13'5"; Kitchen: 7'x7' (open to dining); Dining Room: 10'8"x15'6"; Master Bedroom: 14'9"x10'7"; On-Suite Bath: 7'7"x4'9"; Bedroom 2: 9'x9'; Bedroom 3: 9'x10'; Bedroom 4: 9'9"x9'; Three-Quarter Bath: 4'x8'10"; Laundry: 6'4"x5'6"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electric Garage Door Opener; Outdoor Shed; Light Fixtures, as they exist; Chest Freezer

**More Features**...200-amp breakers; "Citation" 40-gallon electric water heater; lots of closet space; attic fan; fenced back yard (chain-link); shed/yard barn (10'x15'); parking for two vehicles (gravel driveway)

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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