



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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117 S. Fifth St.  
Albion, IL 62806

**Asking Price: \$72,000**

### Information About Listing

<b>Year Built</b>	1936	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story Frame	<b>PIN</b>	03-2-037-03
<b>Square Footage m/l</b>	1672	<b>School District</b>	Edwards County CUSD #1
<b>Total Rooms</b>	7	<b>Heat</b>	Gas Forced-Air (Carrier WeatherMaker)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Carrier)
<b>Bathrooms</b>	1.75	<b>Water</b>	City
<b>Foundation</b>	Partial Basement (Block)	<b>Sewer</b>	City
<b>Garage</b>	Attached 1-Car (17'x 11')	<b>Average Utilities m/l</b>	Electric: \$49.65 (Ameren); Gas: \$41.22 (Consumers)
<b>Lot Size m/l</b>	48'x198'	<b>Property Taxes m/l</b>	\$999.24 (w/ owner occupied and homestead exemptions)

### Notes

**Room Dimensions**—Living Room: 13'7"x12'10"; Dining Room: 13'4"x9'1"; Kitchen: 13'4"x9'9"; Master Bedroom: 10'11"x10'; Master Bath: 8'10"x5'11"; Bedroom 2: 10'6"x10'11"; Bedroom 3: 23'6"x12'; Full Bath: 7'2"x5'6"; Office: 13'4"x10'9"; Enclosed Front Porch: 7'3"x9'1"

**Items Included**—Refrigerator; Range; Microwave; 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; Electronic Garage Door Opener w/ 2 Remotes; Central Air Conditioning; Outdoor Shed (10'x16'); Light Fixtures, as they exist

**More Features...** 100-amp electrical service on breakers; 40-gallon gas water heater (Bradford White); asphalt shingle roof approximately 3 y/o; some hardwoods throughout; plenty of closets with ample storage; lots of character

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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