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51 West Main Street, Albion, IL 62806

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266 S. Fifth St.

Albion, IL 62806

Asking Price: \$28,500

Information About Listing

Year Built	1876	County	Edwards
Type of Construction	1-Story Frame	PIN	03-02-109-04
Square Footage m/l	1205	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas FA (“Philco”; 2012)
Bedrooms	3	A/C	Central (“Carrier”; age unknown)
Bathrooms	1	Water	City
Foundation	Crawlspace/Concrete Slab	Sewer	City
Garage	1-Car Detached Carport	Average Utilities m/l	Electricity: \$38.00 (Ameren); Gas: \$47.00 (Consumers)
Lot Size m/l	48’x231’	Property Taxes m/l	\$463.70 (estimated w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 15’8”x15’9”; Kitchen: 15’2”x9’7”; Bathroom: 4’9”x6”; Master Bedroom: 15’4”x15’4”; Bedroom 1: 10’5”x15’11”; Bedroom 2: 9’7”x13’3”; Utility Room: 14’10”x9’6”

Items Included: Refrigerator; Stove; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/ Hardware; All Planted Vegetation; Existing Storm & Screens; Central A/C; Outdoor Shed; Light fixtures as they exist

More Features...100-amp (breakers); 40-gallon Bradford-White gas water heater (installed in 2010); new roof in 2012; great location—not far from factory/employment; shared driveway; large backyard; **utility averages above may not be accurate 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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