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102 N. First St.

Albion, IL 62806

**Asking Price: \$269,000**

### Information About Listing

<b>Year Built</b>	1974	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	10-01-176-023
<b>Square Footage m/l</b>	1,646	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	Electric FA (Carrier, 2015)
<b>Bedrooms</b>	3	<b>A/C</b>	Central
<b>Bathrooms</b>	2 Full, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Full Basement, Block	<b>Sewer</b>	City
<b>Garage</b>	2-Car, Attached (20'x21')	<b>Average Utilities m/l</b>	Electric: \$231.00 (Ameren); Gas: \$25.00 (Consumers)
<b>Lot Size m/l</b>	2.5 +/- Acres	<b>Property Taxes m/l</b>	\$2,606.62 (w/ owner occupied exemption ONLY)

### Notes

**Room Dimensions**—Kitchen: 11'x11'; Dining Room: 11'x11'10"; Living Room: 13'3"x23'9"; Master Bedroom: 13'x15'; en Suite Bathroom (full): 5'x7'6"; Bedroom 2: 9'10"x13'3"; Bedroom 3: 9'1"x15'3"; Bathroom 2 (full): 4'11"x7'7"; Laundry: 5'5"x7'5"; Bathroom 3 (half): 4'x9'6"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen and Gas Logs; Existing Storms and Screens; Electronic Garage Door Opener with 1 Transmitter; Central Air Conditioning/Furnace/HVAC System and Components; Water Softener; Light Fixtures, as they exist; Hot Tub is negotiable

**More Features**...200-amp electrical service on breakers; asphalt shingle roof; interior renovated in 2021; laminate flooring throughout; 40-gallon "Richmond" electric water heater; 7'1"x24'9" front screened-in porch; 8'4"x11'5" back screened-in porch; 15'x20' back deck; wooden privacy fence; 20'6"x30' 2-car detached garage; 30'x35' pole barn with separate electrical service

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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