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Online Only Real Estate Auction
417 Ursula Drive, Lebanon, IL 62254

5BR/3BA
2,304± SF
SPLIT LEVEL HOME



Bidding Closes: 5:30PM
Wed., February 22, 2023

Viewing: 2:30 - 4:30PM
Sun., February 19, 2023

County: St. Clair ♦ **2021 Taxes:** \$4,405

Exemptions: None

Parcel Number: 05-18.0-309-002

Zoning: Residential

Total Lot Size: .29± Ac.

Schools: Lebanon Unit 9 & Lebanon HS

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169
Any announcement made day of sale takes precedence over any printed material

Great opportunity for any rehabber or house flipper! The home is conveniently located minutes to downtown Lebanon and McKendree University. The home has five bedrooms, two full baths and another bath that would need to be remodeled. The home is a split level on a spacious .29+/- AC lot with a paved driveway, attached two car garage and ample off-street parking. A separate laundry room is on the lower level of the home and includes washer and dryer hook ups as well as a gas furnace and gas water heater. The home could have an upper story deck built on in the back with access to the kitchen and living room. Perfect project for the right buyer!



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5BR/3BA ~ 2,304± Sq. Ft. ♦ **Year Built:** 1976 ♦ **Forced Air Heating** ♦ **Central Air** ♦ **Roof:** Shingle
Gas Furnace & Water Heater ♦ **Water & Sewer:** Public ♦ **Basement:** Partially Finished **Electric:** Breaker
Box ♦ **Exterior:** Brick, Wood Siding ♦ **Garage:** Two Car Attached

