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**3BR/2.5BA  
RENOVATED HOME  
W/ WALK-OUT  
BASEMENT**

**Online Only Real Estate Auction**  
**610 Blair Avenue, Alton, IL 62002**



***Bidding Closes: 5PM***  
***Wed., Sept., 20, 2023***

***Viewing: 12-2PM***  
***Sun., Sept., 17, 2023***

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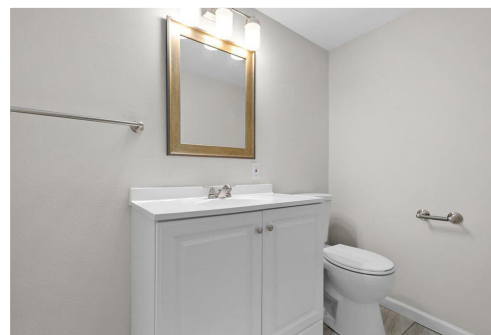
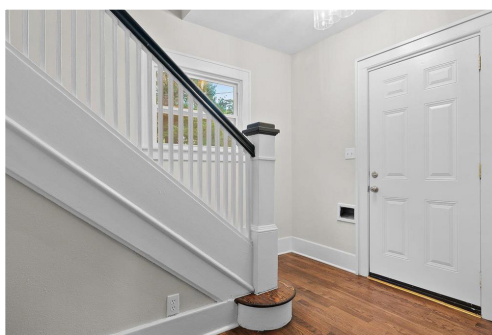
County: Madison ♦ 2022 Taxes: \$4,097  
Exemptions: None  
Parcel Number: 23-2-07-12-09-101-034  
Zoning: Single Family  
Total Lot Size: 0.13± Ac  
Schools: Alton Dist. #11, Alton HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% 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



3BR/2.5BA home with full walk-out basement in Alton! The home has recently been updated inside and out including hardwood flooring, white 6-panel doors, fresh paint and stainless-steel kitchen appliances. The main level of the home features a spacious fireside living room, dining room with built in cabinetry, a bonus room with half bath that could be used as a fourth bedroom, and completely renovated kitchen with new appliances, granite counter tops and white cabinets. The second-floor features three spacious bedrooms including the primary bedroom with built-in cabinets and a full, shared bath. The full, partially finished, walk-out basement includes a large rec room, full bath and built in bar area. The home is situated on a 0.135+/- ac lot and is located minutes from historic downtown Alton!





# 610 Blair Avenue Property Information

3BR/2.5BA ~ 1,823± Finished Sq. Ft. (Above Grade) 400± Finished Sq. Ft. (Below Grade)

Year Built: 1938 ♦ Forced Air Heating ♦ Woodburning Fireplace

Gas Furnace ♦ Central Air ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle

Basement: Full Partially Finished ♦ Electric: Circuit Breaker ♦ Concrete Driveway

