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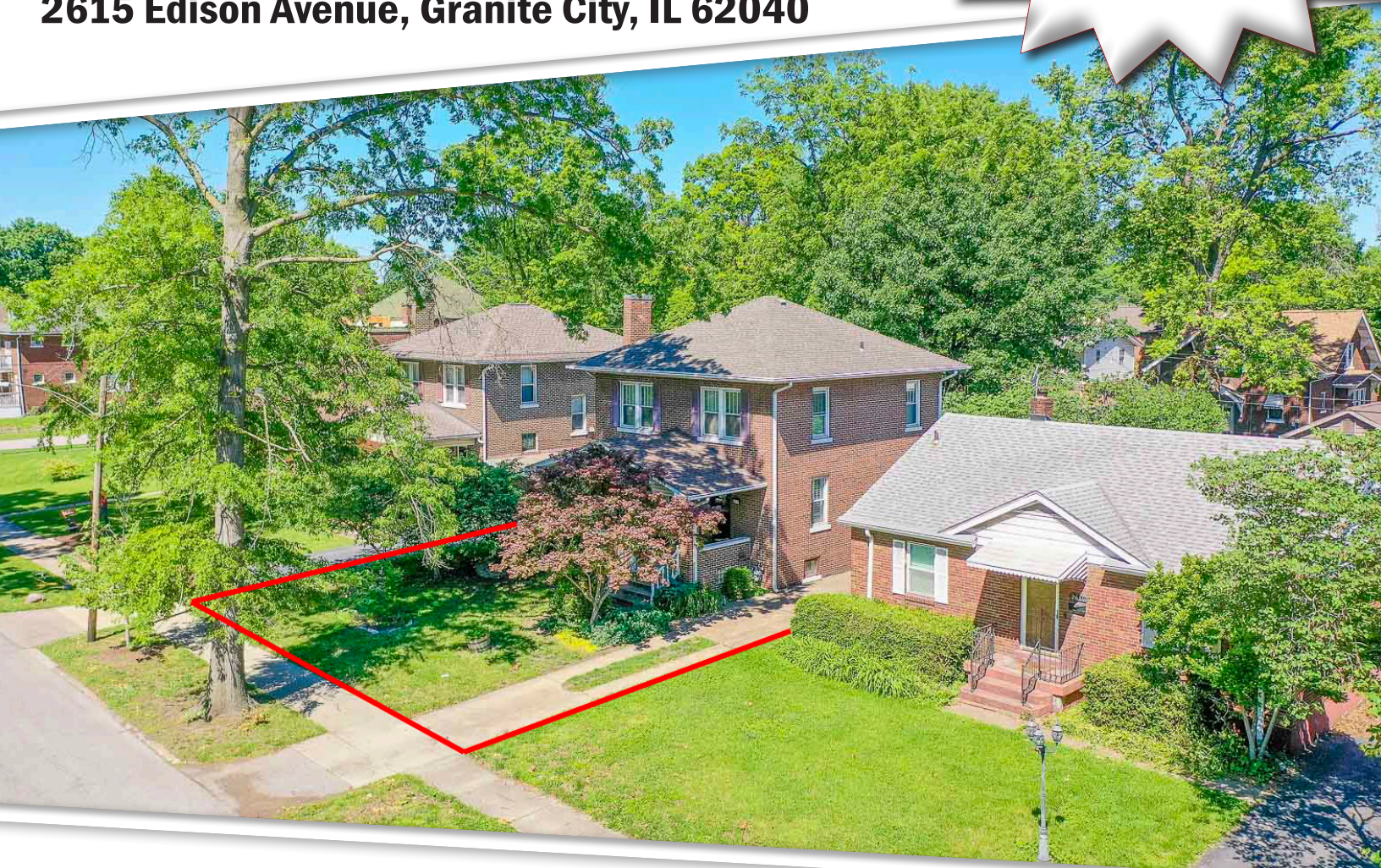
Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

2615 Edison Avenue, Granite City, IL 62040

3BR/1.5BA HOME
DETACHED GARAGE
FULL BASEMENT



Bidding Closes: 5:30PM
Wednesday, June 25, 2025

Viewing: 12-2PM
Sunday, June 22, 2025

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

County: Madison ♦ **2023 Taxes:** \$3,804

Exemptions: Owner Occupied, Senior Citizen

Parcel Number: 22-2-20-18-11-204-028

Zoning: Single Family

Total Lot Size: 0.14± Ac

Schools: Granite City CU #9 & Granite City 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# 444.000169

Any announcement made day of sale takes precedence over any printed material

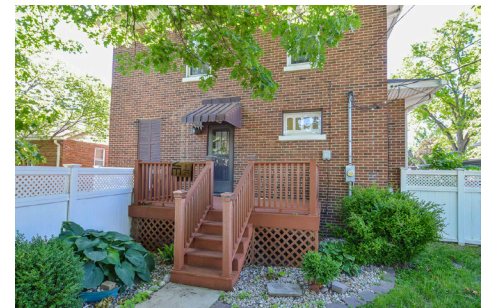
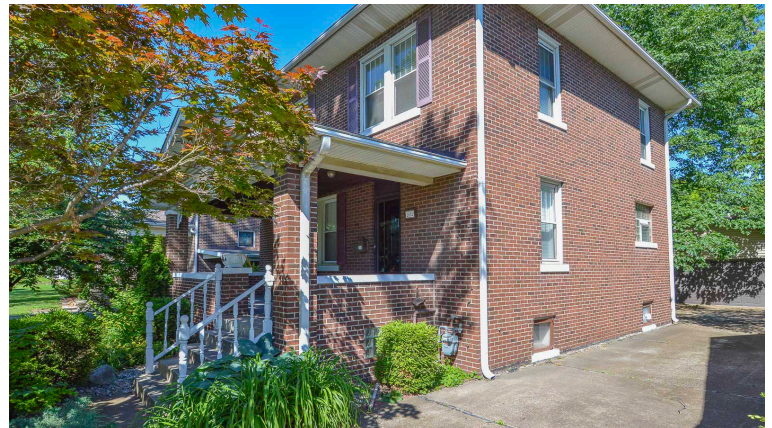


Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

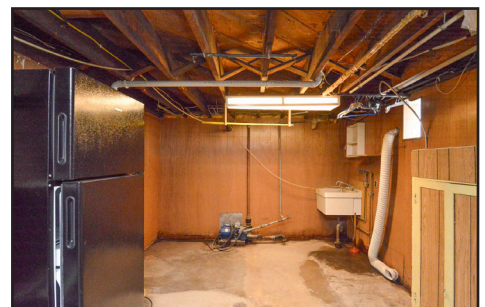
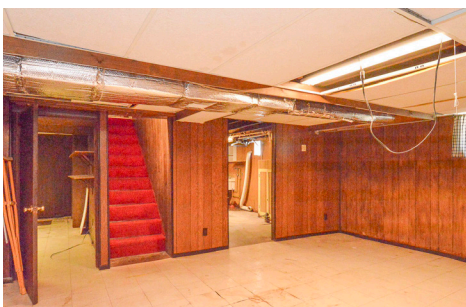
2615 Edison Avenue Property Information

3BR/1.5BA ~ 1,987± Total Finished SF. (Includes Basement Sf) ♦ Year Built: 1926 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace
Electric: Circuit Breaker ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Partially Finished ~ 427+/- Sq. Ft.
Concrete Driveway ♦ Two Car Detached Garage

Modern touches could make this lovingly cared for 3BR/1.5BA home shine! The front entry opens to a spacious living room with brand new carpeting, two closets and a wood-burning fireplace complimented by stained glass windows on either side of the brick mantel. The formal dining room offers custom window treatments and new carpeting with hardwood floors underneath the carpeting. The kitchen has a quaint breakfast nook, ample cabinet space and counter-top and includes all appliances. Rounding out the square footage of the main level is a half bath which is located at the foot of a staircase that leads you to the second level. Directly off the second level landing is a full bathroom just steps away from three equally spacious bedrooms, all offering walk-in closets. The full, partially finished basement offers a large rec room, a bonus room and unfinished storage/utility rooms. The exterior boasts well maintained solid brick walls, a large covered front porch, a deck that steps down to the fully fenced back yard, and a detached two car garage. Situated on a 0.14± acre lot with mature shade trees and just minutes from schools, restaurants and shopping in Granite City, IL!



Additional Property Photographs

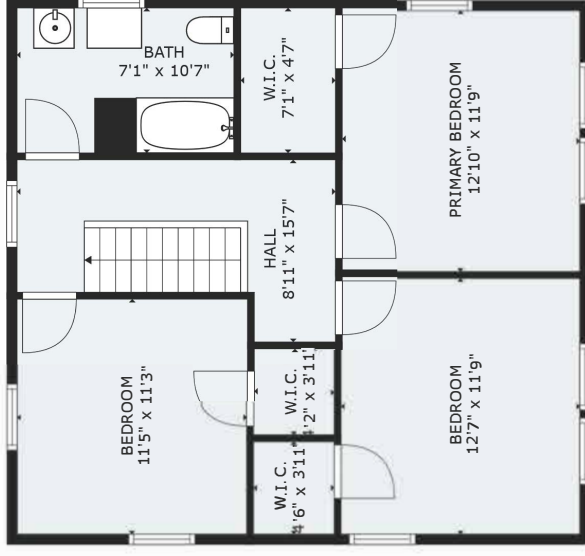




FLOOR 1



FLOOR 2



FLOOR 3



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.