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# Online Only Real Estate Auction

28 Washington Place, Edwardsville, IL 62025

**3BR/1BA HOME**  
**ATTACHED GARAGE**  
**0.26+/- AC LOT**



***Bidding Closes: 5:30PM***  
***Thursday, May 1, 2025***

***Viewing: 2:30-4:30PM***  
***Sunday, April 27, 2025***

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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.

**County:** Madison ♦ **2023 Taxes:** \$873  
**Exemptions:** Owner Occupied, Senior Citizen  
Senior Assessment Freeze

**Parcel Number:** 14-2-15-13-05-102-017

**Zoning:** Single Family

**Total Lot Size:** 0.26± Ac

**Schools:** Edwardsville CU #7 & Edwardsville HS

**Terms:** \$10,000 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



# 28 Washington Place Property Information

3BR/1BA ~ 1,248± Total Finished SF. ♦ Year Built: 1956 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Fuses ♦ Gas Water Heater  
Sump Pump ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway ♦ Basement: Partial, Unfinished/Slab



Potential filled 3BR/1BA brick ranch home with attached single car garage located in a mature neighborhood of Edwardsville, IL! The main level features three bedrooms all with hardwood flooring, a spacious living room complimented by a large picture window and ceiling fan, and a full bath. Rounding out the square footage is a kitchen and dining area that flow together for easy meal prep and gatherings. Directly off the dining area there is an additional family room with large windows offering an abundance of natural light. This space gives access through an exterior doorway to the side yard. The full, yet unfinished basement houses the washer and dryer hook ups, and a bonus room that could be finished for additional living space. The home is situated on a 0.26± acre corner lot just minutes from schools and all Metro East amenities!! All items left in the home are included in the sale.





# *Additional Property Photographs*

