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## Online Only Auction

248 South 7th Street, East Carondelet, IL 62240

**3BR/2BA RANCH HOME**  
**ATTACHED GARAGE**  
**0.64± ACRE LOT**



***Bidding Closes: 6PM***  
***Thursday, June 26, 2025***

***Viewing: 2:30-4:30PM***  
***Sunday, June 22, 2025***

**County:** St. Clair ♦ **2024 Taxes:** \$4,421

**Exemptions:** None

**Parcel Number:** 06-17.0-101-015

**Total Lot Size:** 0.64± Acres

**Schools:** Dupo Unit #196, Dupo 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

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# 248 South 7th Street Property Information

3BR/2BA ~ 1,624± Total Finished SF ♦ Year Built: 1992 ♦ Forced Air Heating ♦ Central Air Conditioning ♦ Gas Furnace  
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker  
Gravel Driveway ♦ Attached Garage



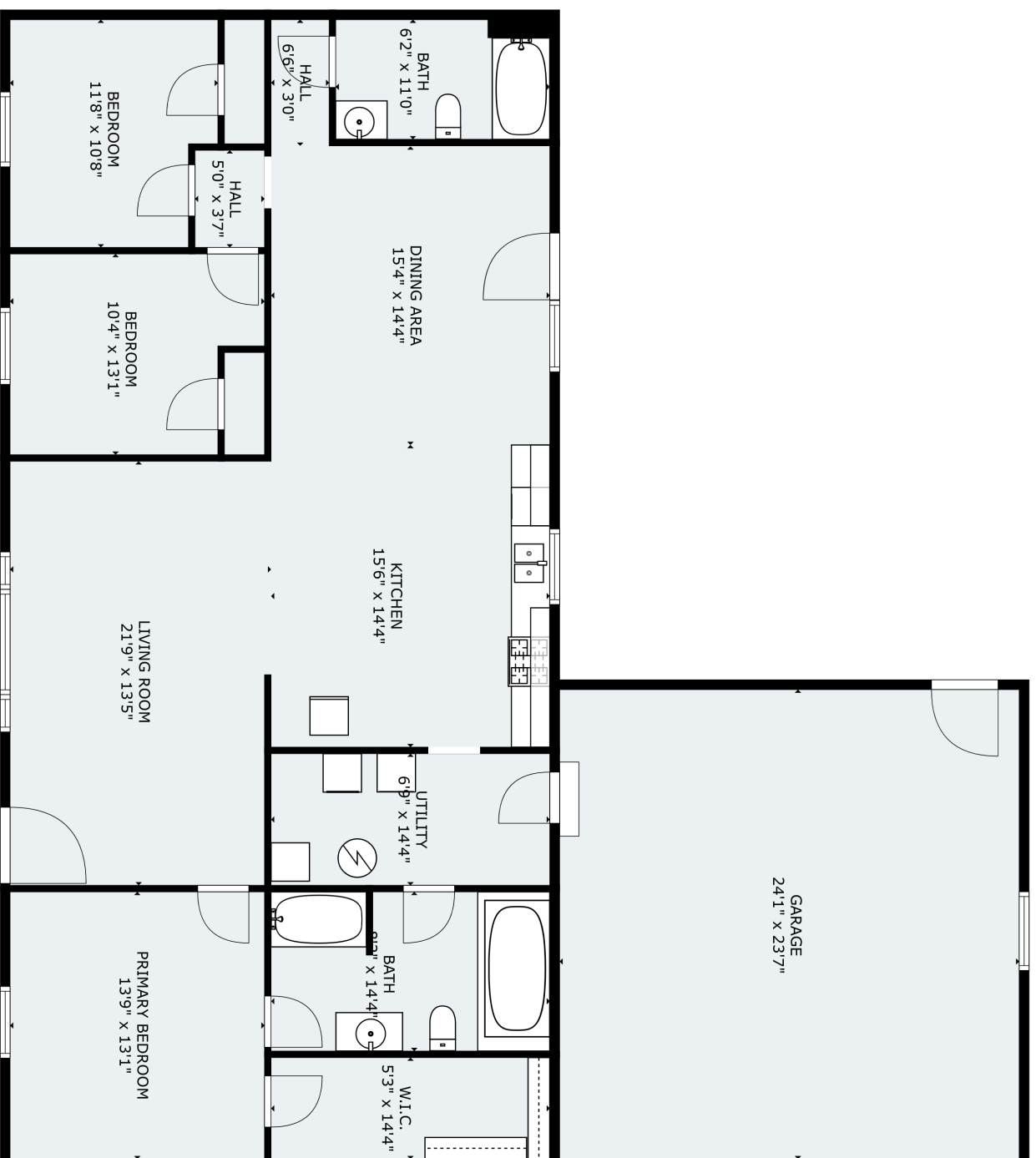
Charming 3BR/2BA ranch home with attached two car garage on a sprawling 0.64± acre lot in East Carondelet, IL! The home features a large living room offering wood flooring and has natural lighting. The kitchen, which includes all appliances, offers a breakfast nook and a separate dining area or potential for a family room. The remaining square footage consists of two spacious bedrooms with carpeted flooring, a full bath, and the spacious primary suite boasting a walk-in closet, and private full bath with a large soaking tub. The laundry/utility room gives access to the attached, two-car garage and houses the furnace and hot water heater and includes the washer and dryer. The attached, two car garage is also accessible through the laundry/utility room. The property is situated on a mostly level lot with open lawn area and shade trees. Located just minutes from either Route 3 or I-255! Make a point to attend the upcoming open house to see everything this property has to offer!





# *Additional Photographs*





FLOOR 1

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

