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# Online Only Real Estate Auction

42 Bedford Drive, Belleville, IL 62226

**3BR/2BA ESTATE HOME**  
**ATTACHED GARAGE**  
**0.22± AC LOT**



**Bidding Closes: 5PM**  
**Wednesday, July 23, 2025**

**Viewing: 12-2PM**  
**Sunday, July 20, 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:** St. Clair ♦ **2024 Taxes:** \$3,476

**Exemptions:** Owner Occupied, Senior Citizen

**Parcel Number:** 08-08.0-404-011

**Zoning:** Single Family

**Total Lot Size:** 0.22± Ac

**Schools:** Belleville District #118 & Belleville West 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



# 42 Bedford Drive Property Information

3BR/2BA ~ 1,980± Total Finished SF. (Includes Basement Finished Sq. Ft.) ♦ Year Built: 1964 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace  
Gas Water Heater (New in 2013) ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway ♦ Electric: Fuses  
Basement: Full, Partially Finished ~ 682+/- Finished Sq. Ft.



This beautifully maintained 3BR/2BA estate home is brimming with opportunity and perfectly situated in the charming community of Belleville, IL. Step into a bright and airy main level, where the spacious living room welcomes you with abundant natural light streaming through expansive front-facing windows. The open concept kitchen and dining area are ideal for both daily living and entertaining, flowing seamlessly into a cozy family room. From here, French doors lead to a covered patio in the spacious backyard, perfect for morning coffee or evening relaxation. Retreat to the generously sized primary bedroom featuring an oversized closet, while the two additional bedrooms offer ample space and easy access to a conveniently and thoughtfully located full bath. A partially finished lower level includes a versatile rec room, a built-in wet bar, and a large utility/storage space equipped with a workbench and shelving, ideal for hobbies or home projects. The oversized two-car garage is a standout, complete with a ¾ bathroom, laundry hookups, and a bonus storage room. Outside, the solid brick exterior sits on a well-kept 0.22± acre lot, just minutes from local schools and all the conveniences of Metro East living.





# *Additional Property Photographs*





FLOOR 2



FLOOR 1

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