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Adam's
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Online Only Real Estate Auction

207 South 17th Street, Belleville, IL 62226

3BR/2BA HOME
0.32± ACRE LOT
TWO PARCELLS
SELLING AS ONE



Bidding Closes: 6PM
Wednesday, December 3, 2025

Viewing: 12-2PM
Sunday, November 30, 2025

County: St. Clair ♦ **2024 Taxes:** \$3,506

Parcel Numbers: 08-20.0-417-015

08-20.0-417-014

Exemptions: None

Zoning: Single Family

Total Lot Size: 0.32± Ac

Schools: Belleville Dist. #118 & Belleville West HS

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1500 Minimum

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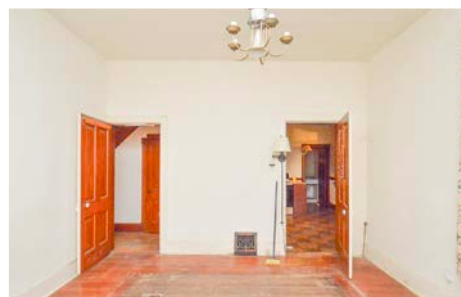
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

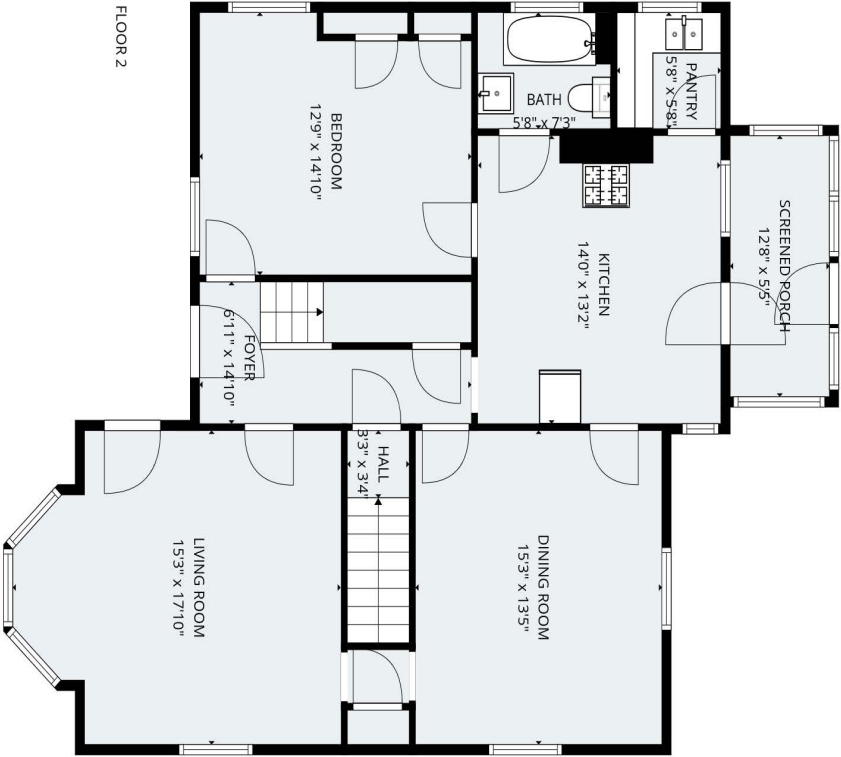
207 South 17th Street Property Information

3BR/2BA ~ 1,997± Total Finished SF ♦ Year Built: 1877 ♦ Forced Air Heating ♦ Central Air Conditioning ♦ Gas Furnace
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Partial, Unfinished, Walk-up ♦ Electric: Circuit Breaker

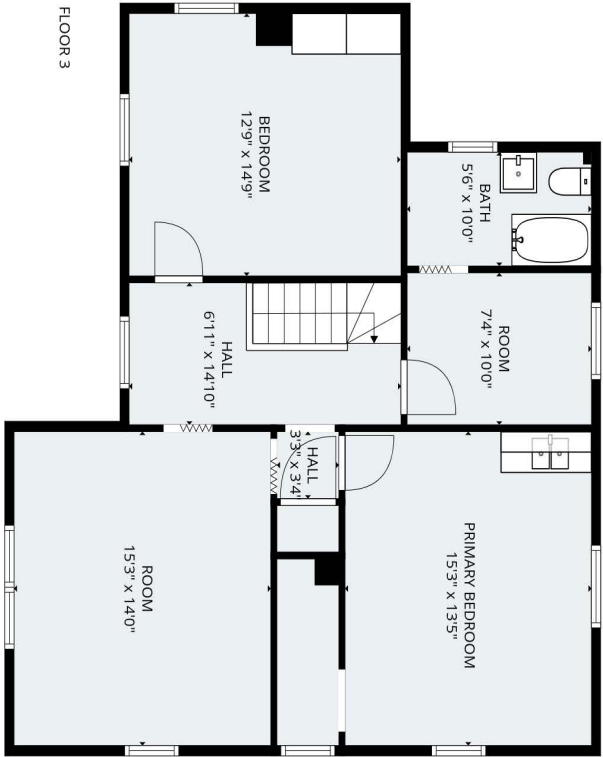


Unlock the potential of this two-story, single-family home nestled on a generous 0.32± acre double lot in Belleville. With mature trees, a greenhouse, and a prime location near schools, shopping, and major Metro East thoroughfares, this property is an excellent opportunity for real estate investors and savvy flippers. Inside, the main level welcomes you with a front foyer and hallway that lead to an oversized bedroom with generous closet space on one side and a bright, inviting living room on the other, anchored by large bay windows that flood the space with natural light. The eat-in kitchen offers abundant cabinet space and awaits your individualized touch to bring it to life. Tucked away, off the front corner of the kitchen lies a full bathroom, while a formal dining room, also accessible from the kitchen, and adds flexibility to the layout by easily serving as a bonus room or additional bedroom. Upstairs, the original staircase with wooden balusters opens to a central landing and hallway that connects to a second full bathroom, two spacious bedrooms and a versatile bonus room that offer fourth bedroom, office, or creative space potential. The full, unfinished basement provides washer and dryer hookups, ample storage, and walk-up exterior access to the backyard. Outside, the home features a gravel driveway leading to a single-car carport and a shed, along with a large greenhouse ideal for gardening enthusiasts. With its generous lot size, flexible layout, and prime location, this property is ready for modern updates and creative vision to bring it back to life. Whether you are looking to renovate and resell or create a personalized home, the possibilities here are endless.





FLOOR 2



FLOOR 3



FLOOR 1