

Professional Real
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Online Only Real Estate Auction

2117 Edison Avenue, Granite City, IL 62040

4BR/2BA HOME
0.29+/- AC LOT
UNFINISHED
BASEMENT



Bidding Closes: 5PM
Thursday, October 23, 2025

Viewing: 12-2PM
Sunday, October 19, 2025

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County: Madison ♦ **2024 Taxes:** \$139
Parcel Number: 22-2-20-18-17-303-035
Exemptions: Owner Occupied, Senior Citizen
Senior Freeze

Zoning: Residential

Total Lot Size: 0.29± Ac

Schools: Granite City CU #9 & Granite City HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500 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



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.

2117 Edison Avenue Property Information

4BR/2BA ~ 1,588± Total Finished SF ♦ Year Built: 1915 ♦ Radiant Heating ♦ Central Air: None ~ Window Units (2) ♦ Gas Water Heater
Gas Boiler (**New in 2015**) ♦ Water & Sewer: Public ♦ Electric: Circuit Breaker ♦ Roof: Shingle ♦ Basement: Partial, Unfinished / Crawl Space
New Windows Installed in 2020



This 4-bedroom, 2-bath home in Granite City, IL is full of possibilities for investors or homeowners looking to personalize a property with solid potential. With finishing touches and thoughtful updates, it could easily become a standout residence or a rewarding investment. The covered front entry welcomes you into a generous foyer filled with natural light pouring through newer vinyl windows. Just off the foyer, the spacious primary bedroom features vinyl flooring and large windows with treatments, offering a comfortable retreat. The eat-in kitchen, equipped with appliances and ample cabinet space, flows seamlessly into the expansive living room, making it ideal for family meals and entertaining guests. Nearby, a large mudroom and laundry area with washer and dryer leads to a covered side porch, adding convenience and functionality. A three-quarter bath completes the main level layout. Upstairs, three equally spacious bedrooms are accessible from the top landing and hallway, all sharing a full bathroom that includes a charming clawfoot soaking tub. The partial, unfinished basement houses the home's utilities, including a gas boiler—and offers additional storage space. Outside, the covered front porch invites relaxed evenings, while the fully fenced backyard provides ample room for gardening, play equipment, or future expansion. The oversized 0.29± acre lot includes poured concrete parking on the west side of the house, adding to the property's appeal. Conveniently located near shopping, schools, public transportation, and I-55, this home offers easy access to all major Metro East amenities and makes commuting to and from St. Louis a breeze.



Additional Property Photographs

