

Professional Real
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Online Only Real Estate Auction

639 Royal Heights Road, Belleville, IL 62226

2BR/1BA HOME
0.20± ACRE LOT
ATTACHED GARAGE



Bidding Closes: 5PM
Thursday, September 18, 2025

Viewing: 12-2PM
Sunday, September 14, 2025

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

County: St. Clair ♦ **2024 Taxes:** \$1,484
Exemptions: Owner Occupied, Senior Citizen
Parcel Number: 08-08.0-320-022

Zoning: Single Family
Total Lot Size: 0.20± 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



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.

639 Royal Heights Road Property Information

2BR/1BA ~ 1,004± Total Finished SF ♦ Year Built: 1959 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Circuit Breaker
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Water Softener ♦ Basement: None, Crawl Space



Nestled just minutes from Belleville's historic public square, this delightful 2-bedroom, 1-bath ranch offers classic hardwood charm and endless potential for modern updates. Upon entering, sunlight streams across the original hardwood floors of the generously proportioned family room, creating a warm and inviting welcome. The adjacent eat-in kitchen features generous counter space, abundant cabinetry, and includes all major appliances for convenience. Two equally sized bedrooms, each showcasing hardwood floors and ample closet space, share a full bathroom located off the central hallway. A versatile breezeway off the kitchen doubles as a utility and laundry area, offering extra storage and access to the attached single-car garage. The home sits on a fully fenced 0.20± acre lot that invites gardening, outdoor gatherings, or future additions. Located near schools, neighborhood parks, shopping centers, and dining options, this property provides easy access to all Metro East amenities and major transportation routes. Whether you envision contemporary finishes, a serene outdoor retreat, or a streamlined floor plan, this home is ready for your creative vision.

