

Professional Real
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Online Only Real Estate Auction

14 Granvue Drive, Belleville, IL 62223

3BR/2BA HOME
0.35+/- ACRE LOT
WALK-OUT
BASEMENT



Bidding Closes: 6:30PM
Tuesday, October 28, 2025

Viewing: 2:30-4:30PM
Sunday, October 26, 2025

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

County: St. Clair ♦ **2024 Taxes:** \$4,560

Parcel Number: 02-35.0-203-017

Exemptions: None

Zoning: Single Family

Total Lot Size: 0.35± Ac

Schools: Signal Hill Dist. #181, 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.



14 Granvue Drive Property Information

3BR/2BA ~ 2,281± Total Sq. Ft. ♦ Year Built: 1913 ♦ Water & Sewer: Public ♦ Basement: Full, Partially Finished, Walk-Out
Decorative Fireplace (1) ♦ Electric: Available / Disconnected ♦ Heat: Natural Gas / Available / Disconnected
AC: Forced Air / Available / Disconnected ♦ Roof: Shingle



Contractors, investors, and rehabbers, this 3-bedroom, 2-bathroom home in Belleville, IL is for you and brimming with potential and ready for your creative design. Situated on a spacious 0.35± acre lot, the property features a full walk-out basement and a layout designed for both comfort and flexibility. The main level currently offers a combined living and dining area, a kitchen space, and a bonus room that could serve as an office, playroom, or additional living area once completed. Upstairs, you will find three bedrooms and a full bathroom, while the partially finished basement adds even more value potential with a family room, a three-quarter bathroom, and walk-out access through sliding glass doors. Though the home was mid-renovation, it is now a blank canvas awaiting your vision. Public utilities are available but currently inactive, giving you full control over the setup. Conveniently located near schools, public transportation, and amenities, with easy access to major Metro East thoroughfares, this property is a prime opportunity to create something special.

