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Online Only Real Estate Auction
38 Granvue Drive, Belleville, IL 62223

5BR/2BA HOME
0.41+/- ACRE LOT
WALK-UP
BASEMENT



Bidding Closes: 6PM
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:** \$5,291

Exemptions: None

Parcel Number: 02-35.0-203-007

Zoning: Single Family

Total Lot Size: 0.41± 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 \$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.



38 Granvue Drive Property Information

5BR/2BA ~ 2,966± Total SF ♦ Year Built: 1922 ♦ Water & Sewer: Public ♦ Basement: Full, Unfinished, Walk-Up
Decorative Fireplace (1) ♦ Electric: Available / Disconnected ♦ Heat: Natural Gas / Available / Disconnected
A/C: Window Units (1) ♦ Roof: Shingle



Contractors, investors, and rehabbers, this is your chance to unlock the potential of a spacious 5-bedroom, 2-bathroom home situated on a generous 0.41± acre lot in Belleville, IL. The property features a full walk-up basement and offers a layout primed for transformation. On the main level, you will find a front foyer, an open living room with a decorative fireplace, a dining room with direct access to the kitchen, and a versatile bonus room that could serve as a home office or additional family space once rehab is completed. Upstairs, all five bedrooms are conveniently located alongside a shared full bathroom. The unfinished basement provides ample storage, washer and dryer hookups, and exterior walk-up access, adding to the home's functionality. The current state of the house gives you a blank canvas to work with and is ready for you to complete with your own vision and style. Public utilities are available, though currently inactive. Ideally located in Belleville's West End near schools, public transportation, and local amenities, with easy access to major Metro East thoroughfares, this home is brimming with opportunity.

