

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction

408 East Union Street, Edwardsville, IL 62025

2BR/2BA HOME
DETACHED GARAGE
0.13± ACRE LOT



Bidding Closes: 6PM
Thursday December 18, 2025

Viewing: 2:30-4:30PM
Sunday, December 14, 2025

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

County: Madison ♦ **2024 Taxes:** \$971
Parcel Number: 14-2-15-02-18-303-025
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Zoning: Single Family
Total Lot Size: 0.13± Ac
Schools: Edwardsville CU #7 & Edwardsville HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
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.

408 East Union Street Property Information

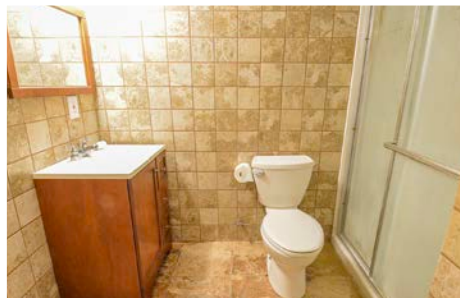
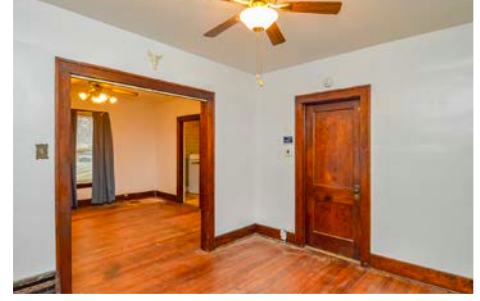
2BR/2BA ~ 1,937± Total SF ♦ Year Built: 1925 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Circuit Breakers

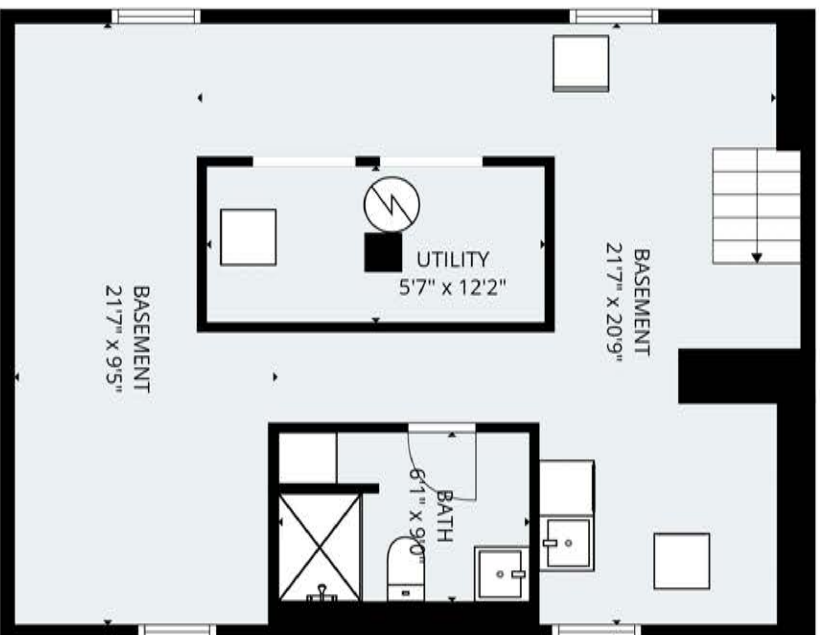
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: Full, Finished, Walk-Up ~ 775± Finished SF

Gas Powered Generac Generator ♦ Detached Single Car Garage

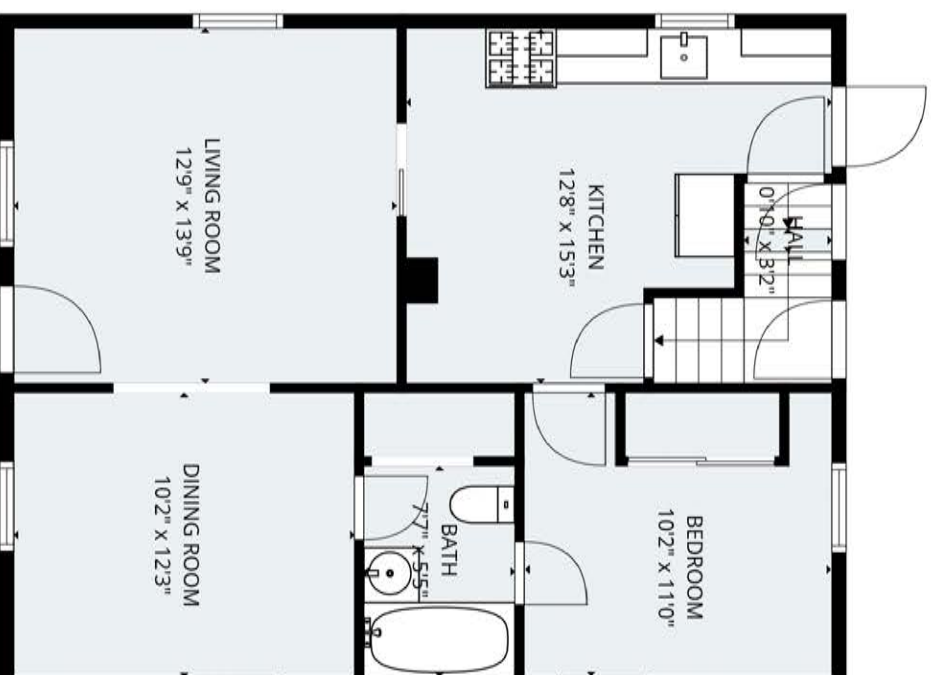


This charming Edwardsville home is filled with character and ready for your updates. Set on a spacious 0.13± acre lot, the property welcomes you with a large living room bathed in natural light that highlights the hardwood flooring and flows seamlessly into a separate dining room, thoughtfully placed beside the living area for effortless entertainment. The galley-style kitchen features built-in upper and lower cabinetry along with a breakfast nook tucked away in the corner, creating functional space. The main level primary bedroom offers built-in shelving, a generous closet, and access to the full bathroom, while the second-level bedroom, complete with a window unit A/C, stretches across the entire half story of the home. The fully finished basement expands your living options with a laundry area, multipurpose recreational or storage space, and a fully tiled three-quarter bathroom. Outside, a covered front porch invites quiet mornings with coffee, and a driveway leads to a detached single-car garage with added storage. Ideally positioned near schools, local amenities, and major Metro East thoroughfares, this property offers endless potential. Whether you envision strong resale opportunity, rental income, or your new forever home, this Edwardsville gem is waiting for you to call it yours.

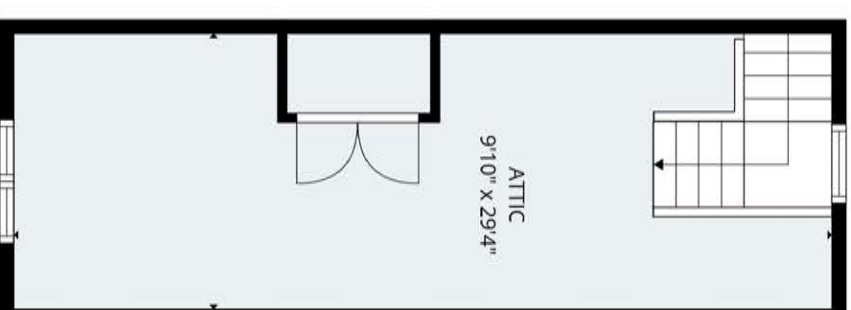




Basement 1



1st floor



2nd floor

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

