

Professional Real Estate Auctions By:

Adam's

Auction & Real Estate Services, Inc.

Toll Free: 1-877-566-8751

Adam Jokisch

Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

Online Only Real Estate Auction

401 Garden Boulevard, Belleville, IL 62220

3BR/4BA ESTATE HOME

3,459± SF

0.38± ACRE LOT



Bidding Closes: 7pm
Thursday, March 5, 2026

Viewing 2:30-4:30pm
Sunday, March 1, 2026

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

County: St. Clair ♦ **2024 Taxes:** \$7,365

Parcel Number: 08-23.0-307-038

Exemptions: Owner Occupied, Senior Citizen

Zoning: Single Family

Total Lot Size: 0.38± Ac

Schools: Belle Valley Dist. #119 & Belleville East HS

Terms: \$10,000 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.

401 Garden Boulevard Property Information

3BR/4BA ~ 3,459± SF ♦ Year Built: 1954 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public
Roof: Shingle ♦ Gas Fireplace (1) ♦ Wood-Burning Fireplace (1) ♦ Basement: Slab ♦ (2) 2-Car Attached Garages ♦ Electric: Circuit Breaker



Welcome to this partial brick ranch home in the sought after Edison Place subdivision of Belleville, where timeless character and generous living spaces come together in an exceptional setting. The mid-century modern architectural designs are prevalent inside and out. Large front windows fill the formal living and dining rooms with natural light, where a wood burning fireplace with an inlaid stone hearth and floor to ceiling brick mantel anchor the space with warmth and charm. A spacious kitchen which offers abundant cabinetry, expansive counter space, a cozy breakfast nook, and stainless-steel appliances connect seamlessly to the more formal dining area. Just beyond the kitchen, a hallway leads to a convenient half bath and opens into the spacious family room. Rich LVP flooring, a built in wet bar, and a dual sided gas fireplace create an ideal atmosphere for gatherings, movie nights, or relaxed evenings at home. Sliding glass doors extend the living area into the impressive and completely rebuilt all season room. With tiled flooring, multiple skylights, and large picture windows overlooking the backyard, this light filled retreat was re-designed for year round enjoyment in 2025. Two generously sized secondary bedrooms share a full Jack and Jill bath, while the private primary suite offers a peaceful escape with its own three quarter bath and a large walk in closet. Outdoor spaces are equally inviting, beginning with a charming, gated courtyard welcoming friends and family, and ending with a partially fenced backyard and patio offering ample room for entertaining or simply relaxing. The concrete driveway leads to two attached, side load, two car garages, providing exceptional parking, workshop potential, and storage. Situated on nearly half an acre and minutes from schools, shopping, Scott Air Force Base, and major Metro East amenities, this home combines solid construction, comfortable living spaces, and the rare opportunity to update to your personal style in an established neighborhood.



Additional Property Photographs





1st floor.

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

