

Professional Real Estate Auctions By:
Adam's
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Online Only Real Estate Auction
74 Glen Echo Drive, Glen Carbon, IL 62034

3BR/2BA HOME
2,378± FINISHED SF
0.30± ACRE LOT



Bidding Closes: 5pm
Thursday, March 5, 2026

Viewing 2:30-4:30pm
Sunday, February 22, 2026

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

County: Madison ♦ **2024 Taxes:** \$6,949

Parcel Number: 14-2-15-33-10-103-016

Exemptions: Owner Occupied

Zoning: Single Family

Total Lot Size: 0.30± Ac

Schools: Edwardsville CU #7 & Edwardsville 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.

74 Glen Echo Drive Property Information

3BR/2BA ~ 2,378± Total Finished SF ♦ Year Built: 1977 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Gas Water Heater
Water & Sewer: Public ♦ Roof: Shingle ♦ Wood Burning Fireplace ♦ Electric: Circuit Breaker ♦ Central Vacuum System
Basement: Full, Unfinished ♦ 2-Car Attached Garage



Step into this partial brick ranch in Glenwood Estates and unlock its incredible potential. Sunlight fills the spacious living room, while the adjoining dining area and kitchen make everyday living easy. A separate, more formal dining room sets the stage for memorable gatherings, while a cozy family room is complimented by a brick framed wood burning fireplace adding warmth and charm. The primary suite features a generous walk in closet and private bath. Two additional bedrooms are conveniently located and share a full bathroom providing comfortable accommodations for family or guests. A full, unfinished basement extends the possibilities even further, offering ample storage, utility access, and washer and dryer hookups, along with the opportunity to expand the home's finished square footage. Outside, a poured concrete driveway leads to an oversized two-car garage, and the fully fenced backyard offers ample room for pets, play, and outdoor enjoyment. Located in the Edwardsville School District and minutes from Glen Carbon's top amenities, this home is ready for your vision and updates. A fantastic opportunity in a prime location.



Additional Property Photographs

