



**PRICE REDUCTION**

# 1518 Bryant Edwardsville, IL

MLS: #4406288

**Listing Price \$134,999**

Bedrooms: 2  
Style: 1 Story  
Year Built: 1985  
Taxes: \$2,725  
Parcel ID #:14-2-15-14-15-401-013

Bathrooms: 2 Full  
1216 sq ft  
Tax Year: 2013  
Zoning: Single Family

Lot Size: 60 x 166.5 Irr  
2 Car Detached Garage  
County: Madison  
Exemptions: Ownr Occup

Bdrm 1: 12 x 15  
Kitchen: 8 x 15

Bdrm 2: 12 x 12.5  
Dining: 10 x 15

Living Rm: 17 x 18

Heat: Forced Air  
Electric: Circuit Breakers  
Sewer: Public  
Elem: Edwardsville #7

Fuel: Electric  
Water: Public  
Basement: Crawl  
Mid: Edwardsville #7

A/C: Central Air  
Wtr Htr: Electric  
Driveway: Shared  
High: Edwardsville



## NOTES

Cute home....cheaper than rent! Ready to move in home right on bike trails. Very well maintained home right in the heart of Edwardsville. New roof, updated HVAC, huge 2 car detached garage plus shed. All rooms are large and spacious with deck overlooking the large rear fenced yard. Appliances remain with home—Too nice to miss! A GREAT STARTER opportunity...don't let this one sell without seeing it.

## DIRECTIONS

Troy Road to 3rd Avenue to right on Bryant.

**Karen Schwoebel ~ Broker**

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