

Albion Home For Sale



916 South 11th Street, Albion, NE

General Information: Quality constructed 3 bedroom ranch style home located on a one-half acre lot in SW Albion. This home, built in 1988, has an additional bedroom, bath, family room and storage rooms in the basement. A large 24' x 30' attached garage plus a newly constructed and attached 16' x 24' shop/workroom that is finished, heated and cooled with an overhead and walk-out doors. Spacious and attractive backyard, part of which has a new privacy fence. A great house with the feel of country living but with advantages of city life.

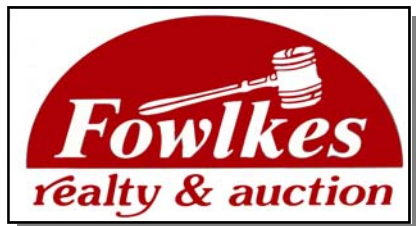
Main Floor Living Area 1416 sq. ft.

Owner: Velma A. Mielak.

Listing Price \$179,500 (See list of recent improvements and additions)

**For an appointment to view the property contact Dennis Fowlkes at
(402) 447-6113**

View color photos at: www.fowlkesrealtyandauction.com



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(SEE BACK FOR MORE INFORMATION)

<u>Bedroom</u>	11 ⁵ x 15 ⁴	<u>Heat</u>	Natural gas furnace
<u>Bedroom</u>	10 x 10 ¹⁰	<u>Approx. Gas Budget</u>	\$110 / mo. (avg.)
<u>Bedroom</u>	10 ² x 9 ¹¹	<u>Cooling</u>	Central Air
<u>Living room</u>	15 ⁴ x 17	<u>Approx. Budget Electric</u>	\$115 per Loup Power
<u>Dining room</u>	9 ² x 11 ¹⁰	<u>Lot Size</u>	One acre (more or less)
<u>Kitchen</u>	8 ⁹ x 11 ¹⁰	<u>Taxes (2007)</u>	\$2,150.60
<u>Shop/workroom</u>	16' x 24'	<u>Terms</u>	10% down payment, balance in 30 days
<u>Garage</u>	24' x 30' attached	<u>Possession</u>	7 days following closing

Other features, improvements and additions:

- * New shop/workroom addition (2003)
- * New underground sprinkler - main yard area (self-draining) (2005)
- * New privacy fence - backyard (1998)
- * New shingles (40 year quality)
- * New bath and bedroom - basement (2001)
- * New seamless gutters (2006)
- * New water softener (2007)
- * Window tint (2000)
- * New Maytag dishwasher (2008)
- * New gas space heater (2005) (for loss of electricity emergency)
- * Pella windows
- * Main floor laundry
- * Steel siding on house
- * Rear 100 ft of property is outside city limits
- * Kitchen range and clothes dryer natural gas or electric ready
- * Adjoining lot - 85 ft wide 230 ft deep can also be purchased with the home for an additional \$20,000.00 (Sellers cost in 2007).