



**Hawkeye
Real Estate**

ALBIA HOME FOR SALE

Spacious Layout - Move In Ready - Oversized Garage



521 SOUTH 2ND STREET, ALBIA

\$124,900

ALLYSON RYAN-HABERMAN
REALTOR®

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KEY FEATURES

**NOW OFFERING A
\$12,000 CREDIT
FOR A NEW ROOF!**

- Built in 1900
- 2,499 Total Square Feet
- 1,527 Finished Square Feet
- 5 Bedrooms (1 Non-Conforming)
- 1 ¾ Bathroom
- Large Living Room
- Great Cabinet & Counter Space in the Kitchen
- Cozy Dining Room
- Option For Main Floor Laundry
- Loft with Bonus Room & Bedroom
- Asphalt Shingle Roof
- Vinyl Siding
- 2014 Goodman Forced Air Furnace - House
- Lennox Forced Air Furnace - Garage
- Central Air Unit - Does Not Currently Work
- 40 Gallon Electric Hot Water Heater
- 3 100 Amp Circuit Breaker Panels
- Concrete Block Foundation
- Corner Lot
- Approximately 600 SF Deck
- Established Landscaping
- 2 Car Attached Garage with Room for a Workshop
- Newer Garage Doors
- Great Storage Space in the Basement & Garage
- Excellent Parking in Garage and Driveways
- Electric Provider - Chariton Valley Electric - \$207 Average Bill
- Gas Provider - Alliant Energy - \$76 Average Bill
- Water & Sewer - City of Albia
- Annual Taxes \$1,428
- 66 x 140 Lot or 0.212 Acres

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An aerial photograph of a suburban area with a grid of streets. A red pin marks the intersection of S Main St and 6th Ave E. Other labeled streets include S Clinton St, S 2nd St, S 3rd St, S 4th St, S 5th St, S 6th St, S 7th St, S 8th St, S 9th St, S 10th St, S 11th St, S 12th St, S 13th St, S 14th St, S 15th St, S 16th St, S 17th St, S 18th St, S 19th St, S 20th St, S 21st St, S 22nd St, S 23rd St, S 24th St, S 25th St, S 26th St, S 27th St, S 28th St, S 29th St, S 30th St, S 31st St, S 32nd St, S 33rd St, S 34th St, S 35th St, S 36th St, S 37th St, S 38th St, S 39th St, S 40th St, S 41st St, S 42nd St, S 43rd St, S 44th St, S 45th St, S 46th St, S 47th St, S 48th St, S 49th St, S 50th St, S 51st St, S 52nd St, S 53rd St, S 54th St, S 55th St, S 56th St, S 57th St, S 58th St, S 59th St, S 60th St, S 61st St, S 62nd St, S 63rd St, S 64th St, S 65th St, S 66th St, S 67th St, S 68th St, S 69th St, S 70th St, S 71st St, S 72nd St, S 73rd St, S 74th St, S 75th St, S 76th St, S 77th St, S 78th St, S 79th St, S 80th St, S 81st St, S 82nd St, S 83rd St, S 84th St, S 85th St, S 86th St, S 87th St, S 88th St, S 89th St, S 90th St, S 91st St, S 92nd St, S 93rd St, S 94th St, S 95th St, S 96th St, S 97th St, S 98th St, S 99th St, S 100th St. Highway shields for US-4 and SD-34 are visible. A large green field is on the left side of the map.