

2622 W DIVERSEY AVENUE #201  
AVONDALE



@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



## AVONDALE/LOGAN SQ BEAUTY

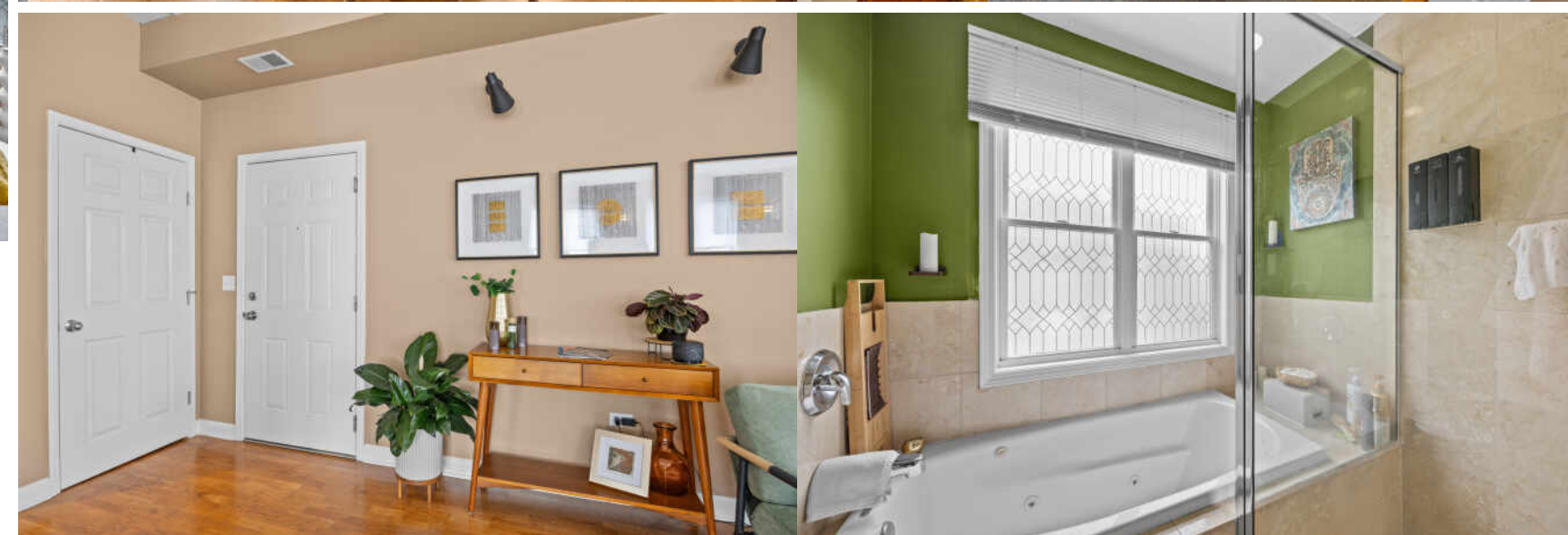
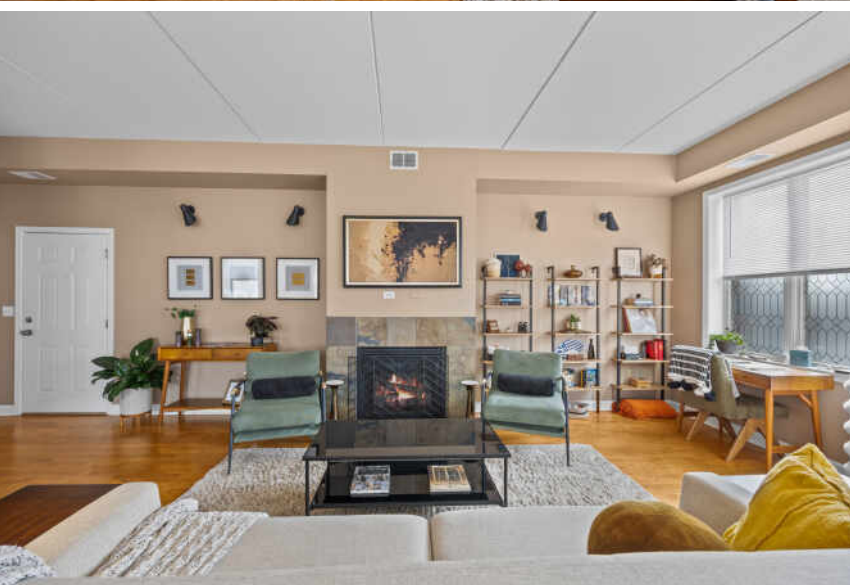
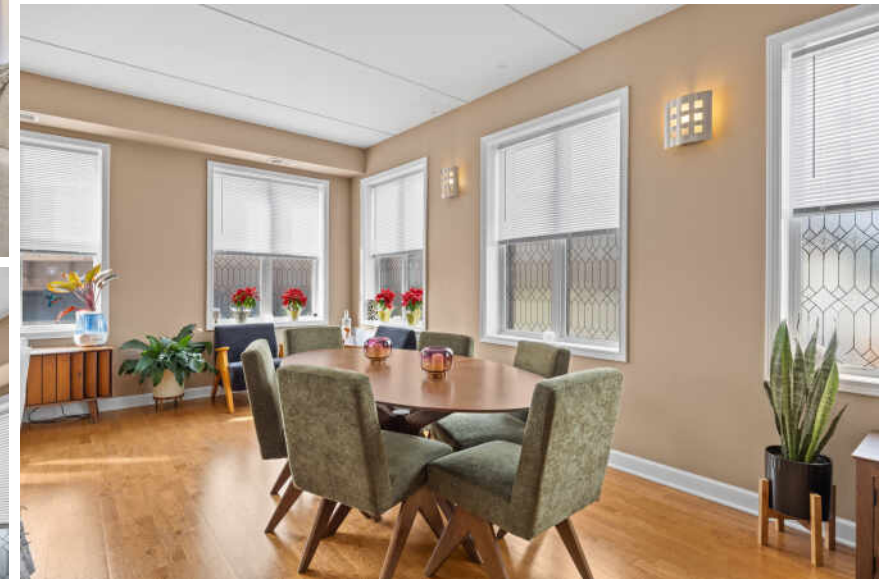
This impressive EST. 1,800 sq. ft. corner residence offers an abundance of natural light from its floor-to-ceiling windows with sought-after south and west exposures. Step into this grand unit and be welcomed by a bright, airy living space featuring soaring ceilings, hardwood floors, and a cozy fireplace. The expansive layout easily accommodates even the largest dining table, making it ideal for entertaining. Great kitchen boasts cherry cabinetry, granite countertops, and a generous pantry. (island is not included) All three bedrooms are generously sized with excellent closet space, while the primary suite is truly luxurious with a large walk-in closet, private balcony, and spa-like bath with a soaking tub and separate shower. Additional highlights include a second full bath with slate tile shower, side-by-side in-unit laundry, and one outdoor parking space(#4). This elevator building offers solid concrete and steel construction. Perfectly situated near the border of Logan Square and Avondale, this home combines space, style, and an unbeatable location. Easy bike ride to the Lake-Walking distance to Starbucks, Target, Restaurants, Costco, Ross, Burlington & lots more shopping, 90/94, and more!

3 BEDROOM

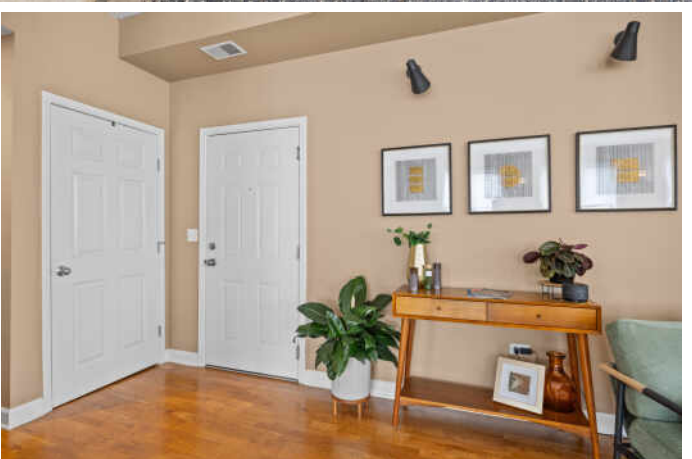
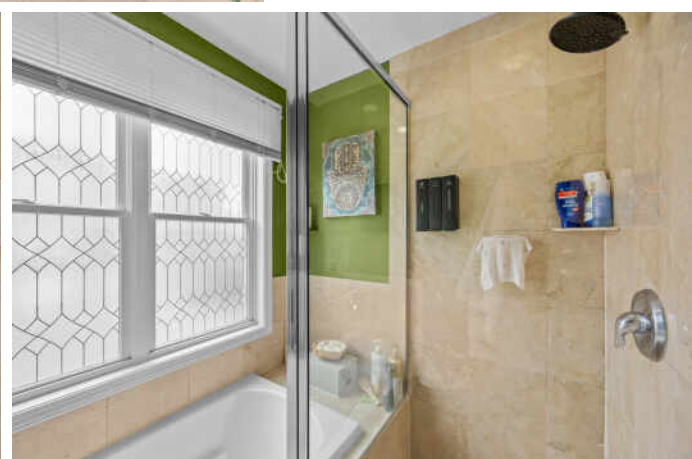
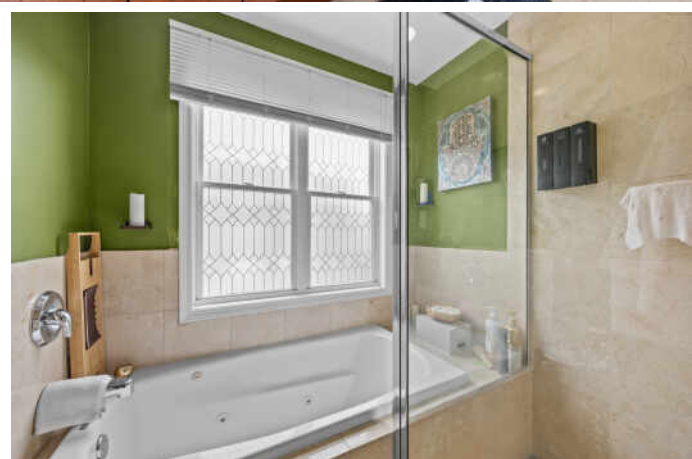
2 BATH

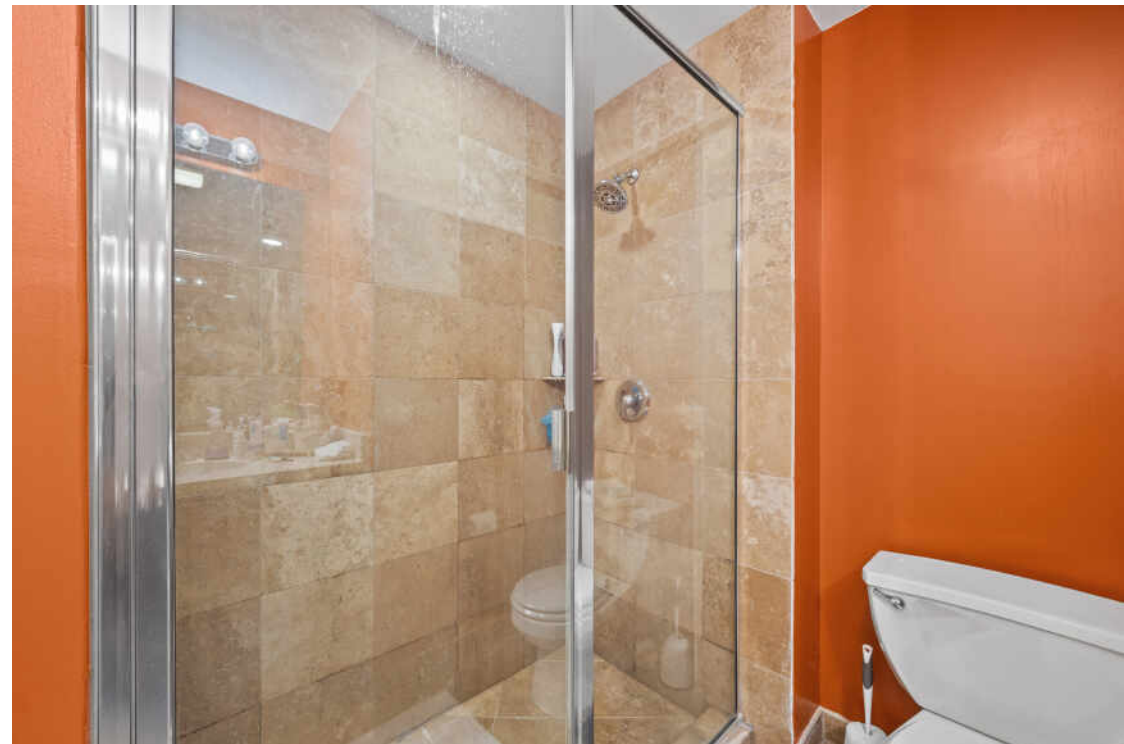
TAXES: \$11,466

ASSESSMENTS: \$388 / MONTH











ONCE KNOWN AS THE NEIGHBORHOOD OF "SMOKESTACKS AND STEEPLES," **AVONDALE'S** INDUSTRIAL VIBE IS JUST ONE OF THE REASONS *LONELY PLANET* NAMED IT ONE OF THE HOTTEST NEIGHBORHOODS IN THE COUNTRY.

At the start of the 20th century, Avondale's proximity to the Chicago River and railway corridors attracted industry, including Florsheim Shoes, Olson Rug, and Dad's Root Beer, whose iconic turret is still visible from the Kennedy Expressway today.

The Northwest Side neighborhood's chill vibe, tree-lined streets, and public transportation have all the makings of a great neighborhood. But Avondale has plenty more to offer, including eateries and bars for every taste - from a Michelin-rated restaurant to longtime neighborhood bars and take-out spots.

In addition to bars and restaurants, there is plenty of shopping to do at a mix of unique, locally owned shops. For recreation, residents will have access to the 312 RiverRun trail, a two-mile recreational path that is expected to have the longest pedestrian bridge in the city.

Avondale has two CTA Blue Line stops at the Belmont and Addison stations. Several CTA bus routes serve the neighborhood, and there is also easy access to the Kennedy Expressway.





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