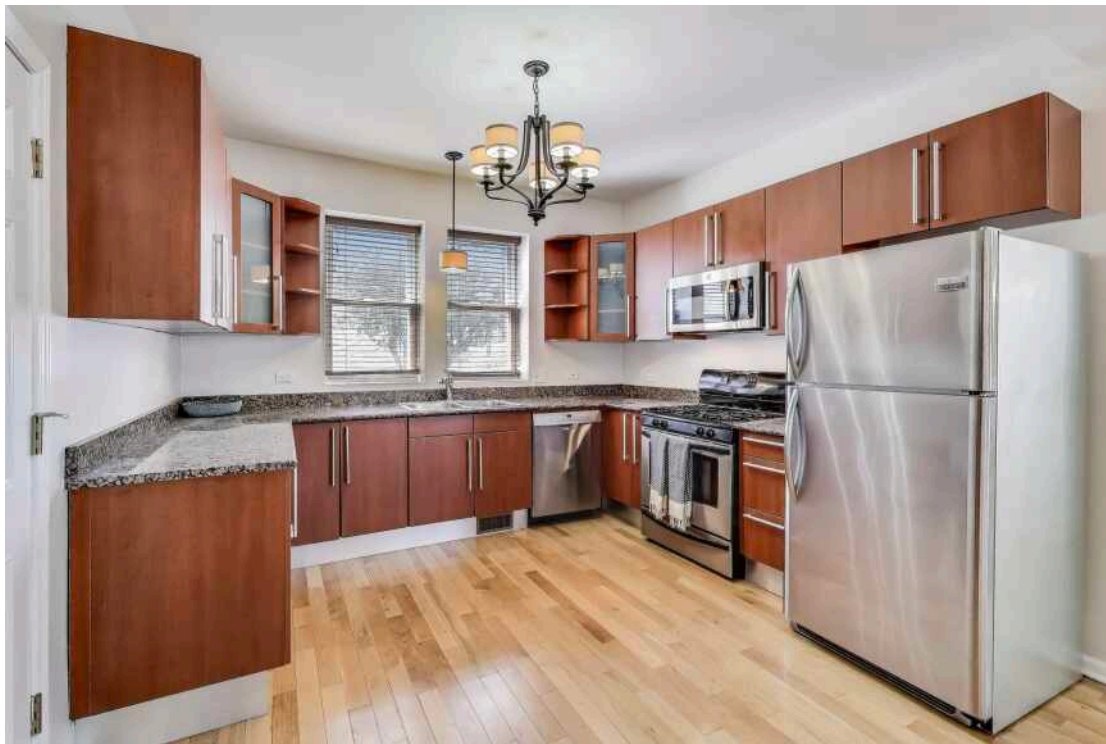


3109 W ARGYLE AVENUE #1

ALBANY PARK





ROOM DIMENSIONS

KITCHEN : 10' × 11'

LIVING/DINING : 11' × 23'

PRIMARY BED : 12' × 10'

BEDROOM 2 : 9' × 11'

BEDROOM 3 : 8' × 11'

REC ROOM : 9' × 9'

3 BEDROOM

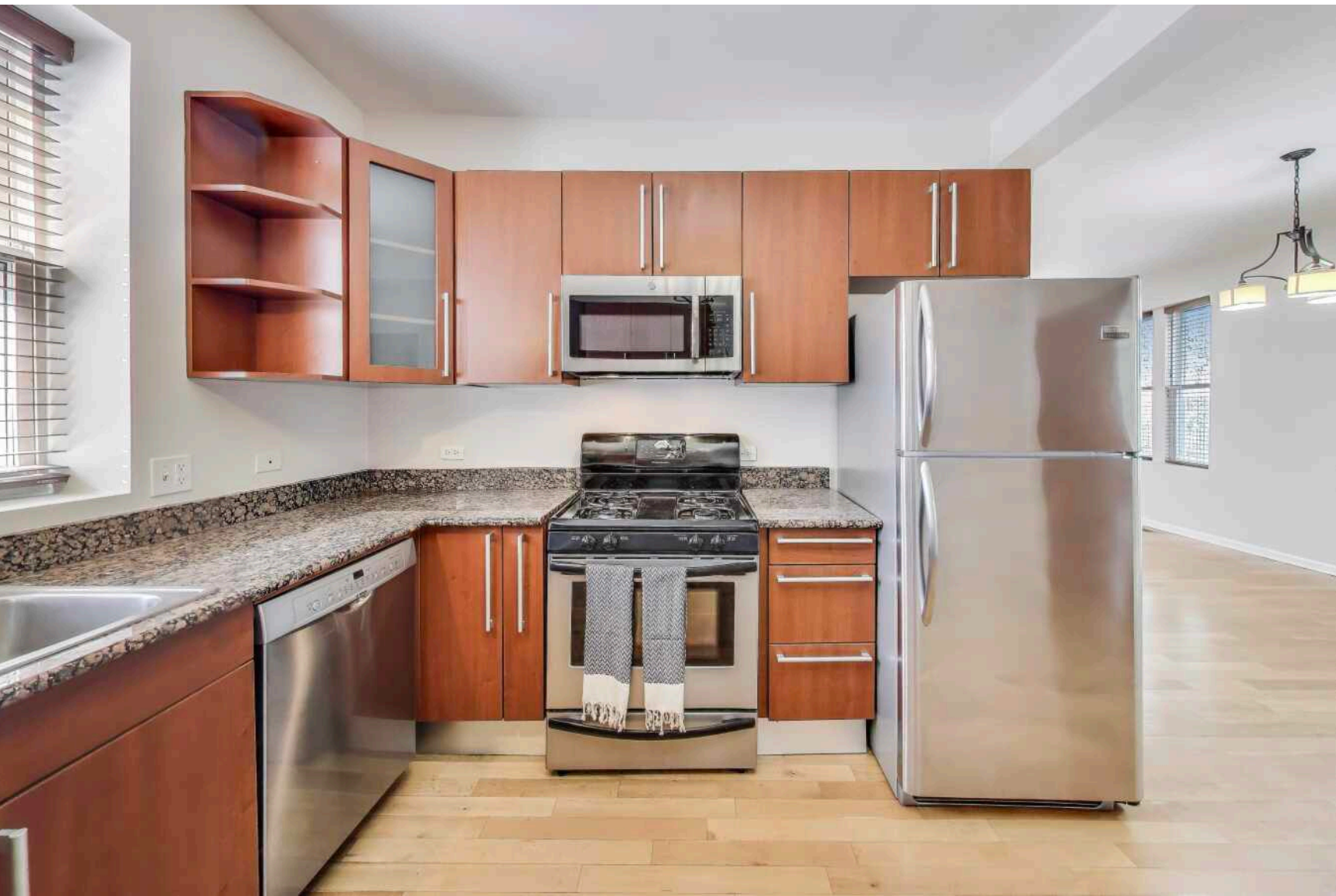
2 BATH

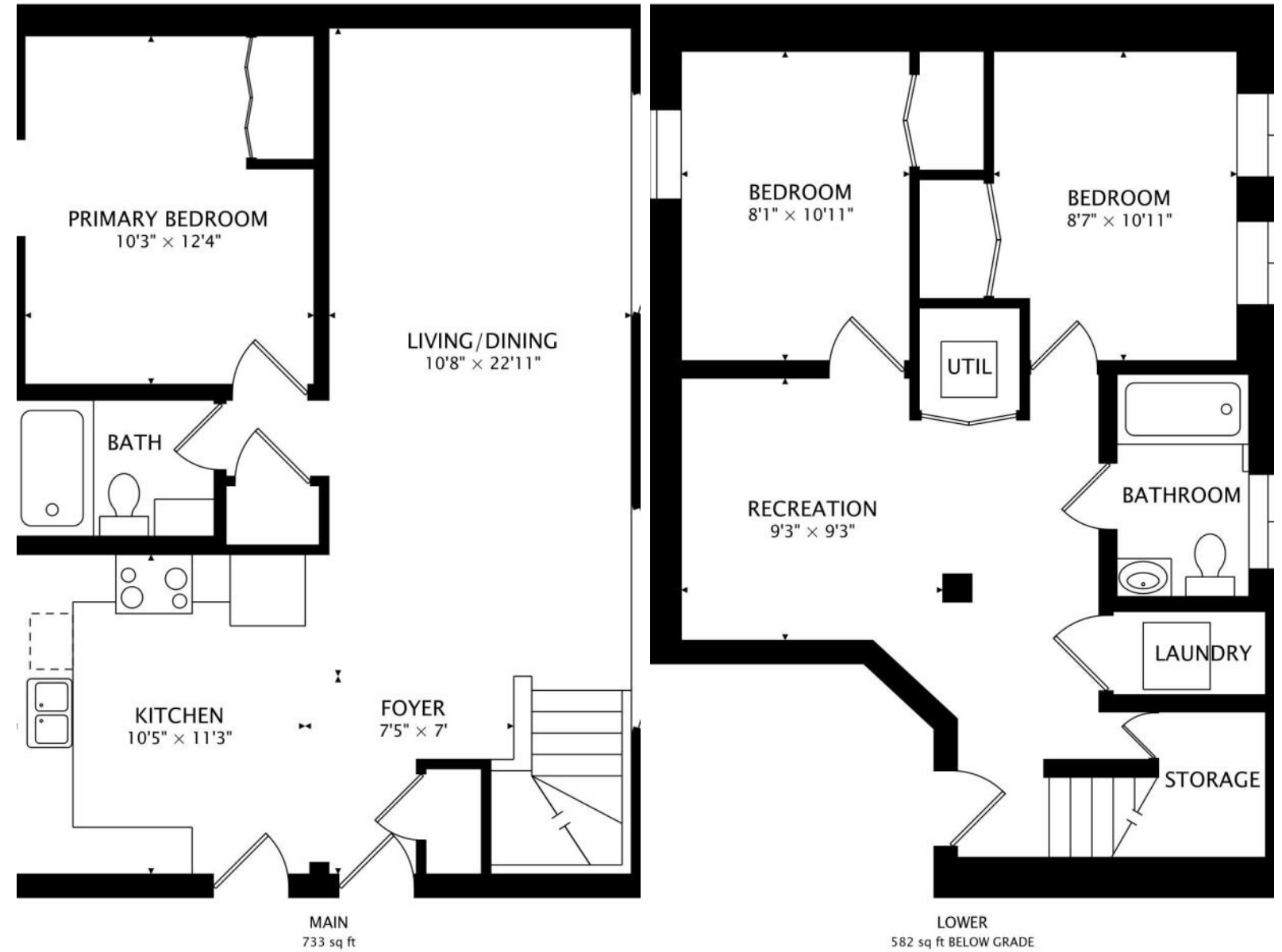
TAXES: \$3,836.92

ASSESSMENTS: \$394

ALBANY PARK 3BED/2BATH DUPLEX

ALBANY PARK DUPLEX DOWN WITH TONS OF SPACE, H/W FLOORS THROUGHOUT. FRESHLY PAINTED. GOOD SIZED BEDROOMS, W/D IN UNIT, CENTRAL AC & HEAT. EUROPEAN KITCHEN WITH TONS OF CABINETS AND COUNTER SPACE . PLENTY OF STORAGE IN UNIT. RIGHT NEXT TO THE PARK AND 5 BLOCKS FROM KEDZIE BROWN.







IF VARIETY IS THE SPICE OF LIFE, **ALBANY PARK** IS ON FIRE.

Neighbors are not strangers in this tight-knit community, where local shops and restaurants reflect the neighborhood’s eclectic vibe.

Homes include a mix of single-family homes, bungalows, brick two-flats, apartments, and duplexes. Nearby North Mayfair, which is part of the larger Albany Park community, is a mecca of historic Chicago bungalows, earning a spot on the National Register of Historic Places.

The neighborhood’s 16-acre Eugene Field park includes two bridges as well as a playground, tennis courts, athletic fields, 60-foot tall light tower, and historic Tudor Revival style brick field house. The park was named for American writer Eugene Field, who was best known for his work as a children’s poet including the classic *Little Boy Blue*.

Residents of Albany Park have even more to love with the addition of the 312 RiverRun trail that connects to nearby neighborhoods.

Whether heading downtown, to the suburbs, or to O’Hare International Airport, commuters have access to the CTA Blue Line and Brown Line, as well as the expressway.



NOTES _____

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EDITH SCHELL

773.593.9687

847-692-5522

EDITHSCHELL@ATPROPERTIES.COM

WWW.EDITHSCHELLREALTY.COM



All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

