

**3408 N RIDGEWAY AVENUE**  
AVONDALE







ROOM DIMENSIONS

LIVING ROOM : 19' × 18'

DINING ROOM : 12' × 17'

KITCHEN : 10' × 18'

PRIMARY BEDROOM : 11' × 18'

SECOND BEDROOM : 8' × 13'

THIRD BEDROOM : 7' × 11'

FOURTH BEDROOM : 9' × 20'

4 BEDROOM

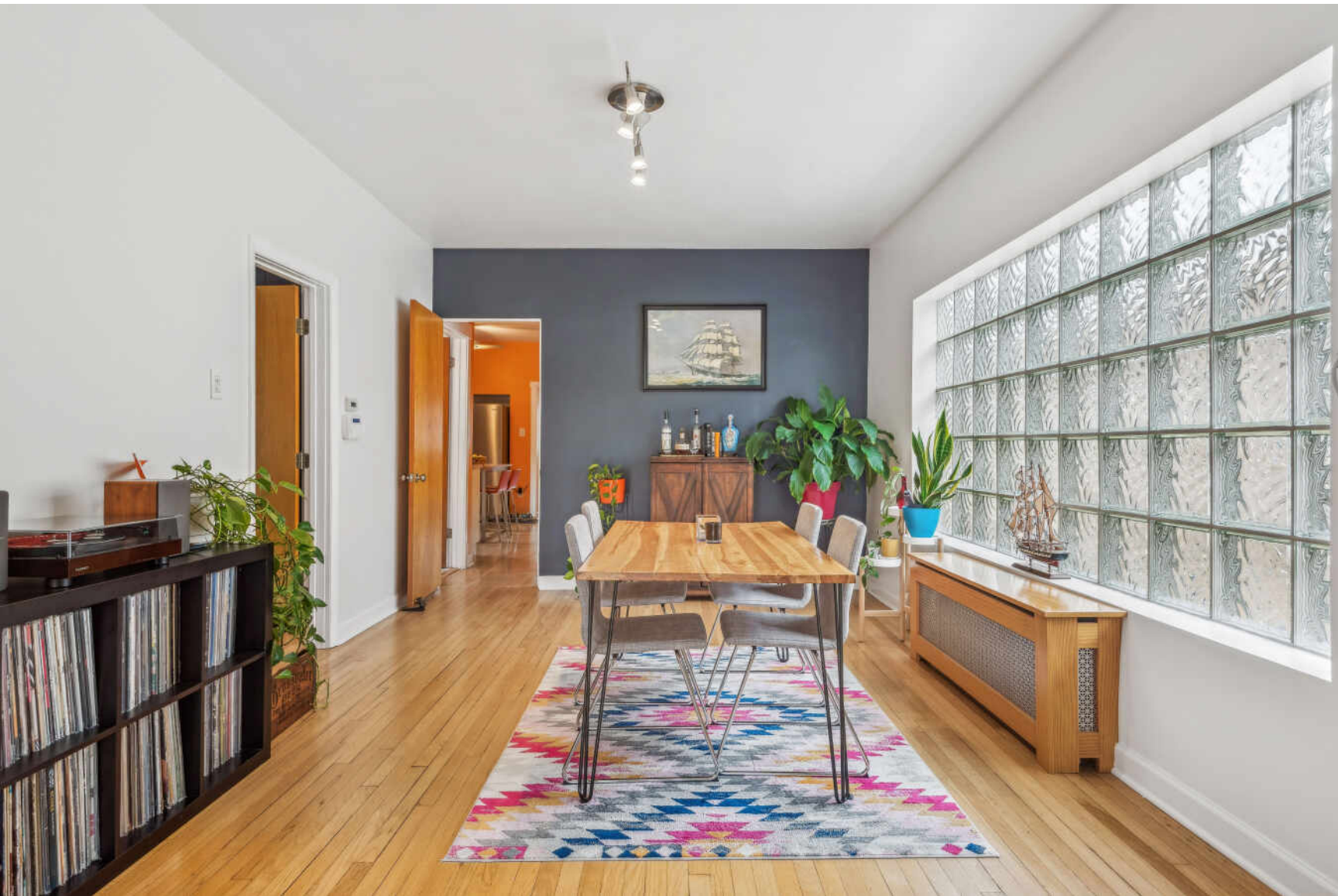
3 BATH

TAXES: 2022: \$6,908

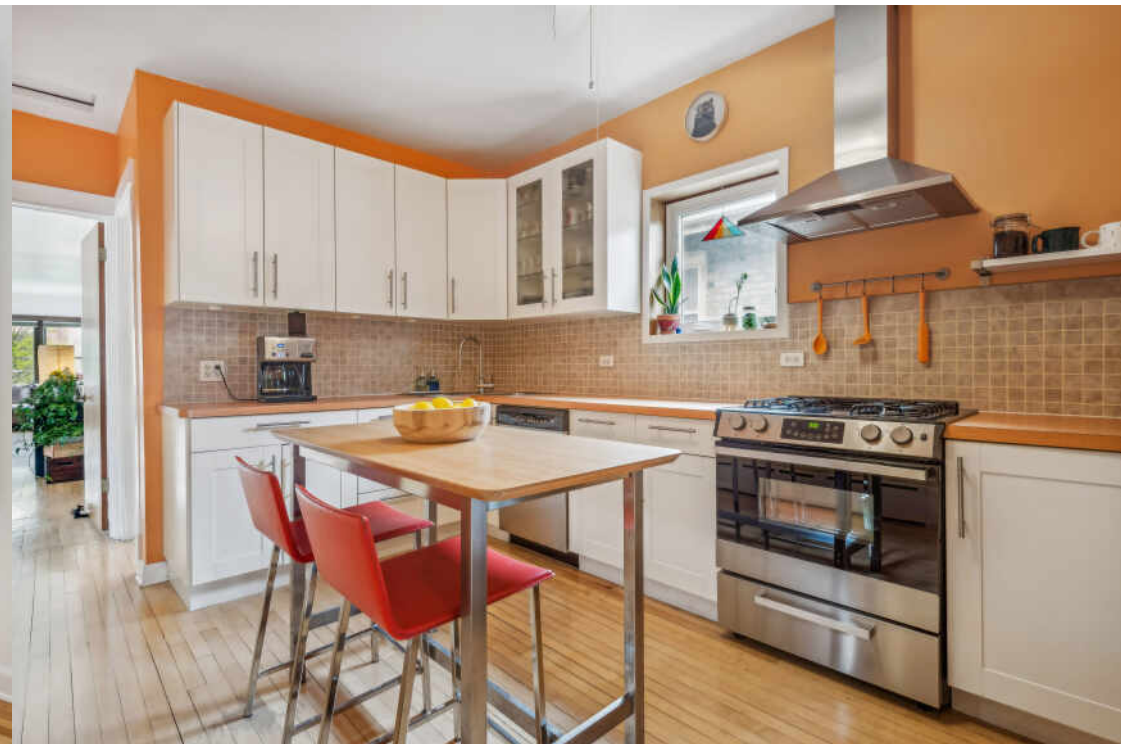
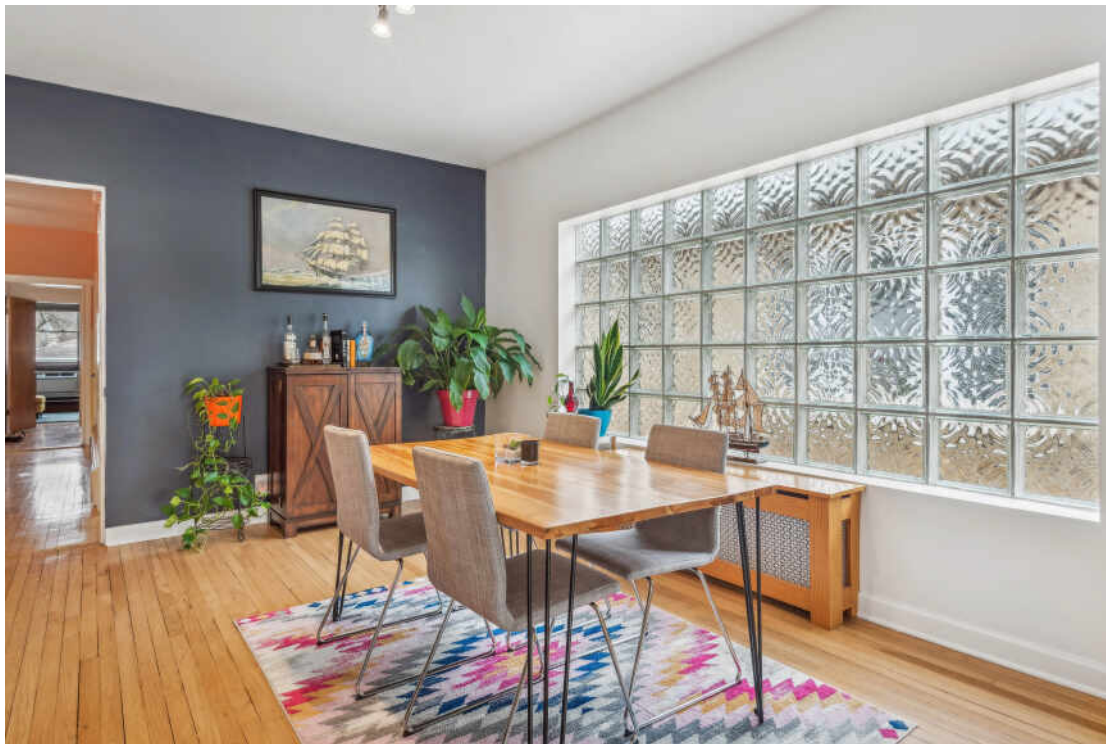
## PERFECT BLEND OF VINTAGE AESTHETICS AND MODERN UPDATES IN THE HEART OF AVONDALE!

Filled with sunlight and great character, this unassuming 4bed/3bath brick bungalow is a perfect blend of vintage aesthetics and modern updates. Nestled in the vibrant Avondale neighborhood, this abode offers two spacious levels of living with 3 bedrooms on the main level including a full primary suite and one bedroom and full bathroom on the lower level. As you walk in you're greeted by a floor-to-ceiling bookcase wall which sets the tone for the entire home. The dining area features a stunning glass block wall allowing maximum filtered sunlight into the home. Bake your heart out in the cute retro kitchen featuring all stainless steel appliances and plenty of counterspace. Off the kitchen is a short hallway that leads to the addition into the king-sized primary bedroom with its own en suite bathroom. The newly remodeled basement is completely waterproofed and features a huge family room, laundry room, and in-law or guest suite. The remodel even comes with a transferrable 10-year warranty from Airoom. Spend warm summer nights out in your fenced-in yard and fire up the grill on the brick paver patio. The amount of updates the sellers made since 2016 is too long to list but includes: completely new wiring throughout the house and 200 amp service upgrade, new steel beam and floor joists for ensured structural integrity, new windows, new wall A/C units, new water heater, the listing goes on! Conveniently located near the Addison Blue line stop and the Kennedy expressway. Street parking is easy and neighbors are friendly. Come and see all that this Avondale home has to offer!

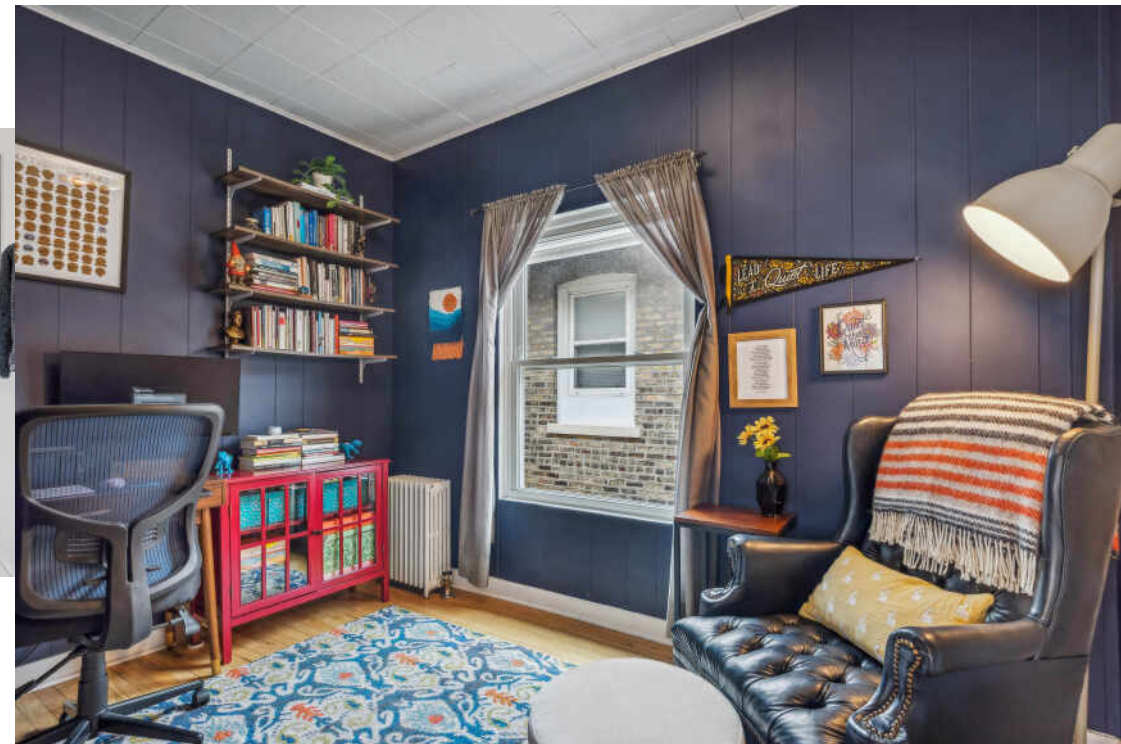




















ONCE KNOWN AS THE NEIGHBORHOOD OF “SMOKESTACKS AND STEEPLES,” **AVONDALE’S** INDUSTRIAL VIBE IS JUST ONE OF THE REASONS *LONELY PLANET* NAMED IT ONE OF THE HOTTEST NEIGHBORHOODS IN THE COUNTRY.

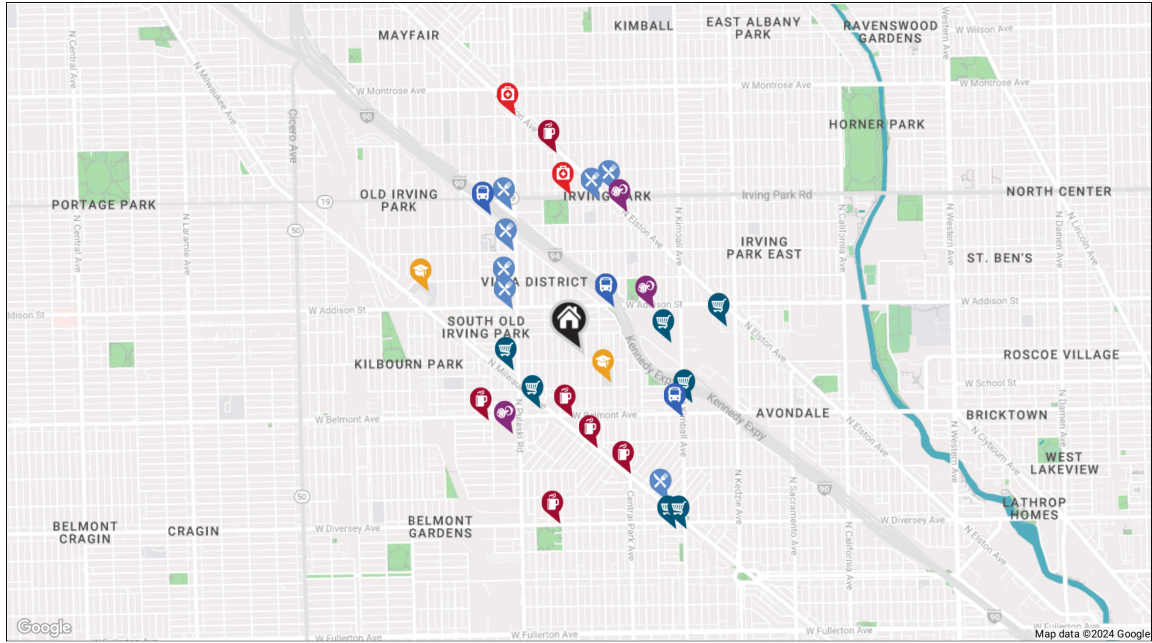
At the start of the 20th century, Avondale’s proximity to the Chicago River and railway corridors attracted industry, including Florsheim Shoes, Olson Rug, and Dad’s Root Beer, whose iconic turret is still visible from the Kennedy Expressway today.

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.





#### RESTAURANTS

S&S Thai Restaurant  
3558 NORTH PULASKI ROAD, 0.4 MI

La Villa Restaurant Lounge and Banquets  
3638 NORTH PULASKI ROAD, 0.4 MI

Smoque BBQ  
3800 NORTH PULASKI ROAD, 0.6 MI

Katherine Anne Confections  
3653 W IRVING PARK RD, 0.7 MI

Hot Woks Cool Sushi  
3930 NORTH PULASKI ROAD, 0.7 MI

Giordano's  
2855 NORTH MILWAUKEE AVENUE, 0.8 MI

Buona Terra Ristorante  
3608 WEST IRVING PARK ROAD, 0.8 MI

#### COFFEE SHOPS

Dunkin'  
3801 WEST BELMONT AVENUE, 0.3 MI

Magnifico Coffee Roasters & Coffee Shop  
3063 NORTH MILWAUKEE AVENUE, 0.4 MI

Moonwalker Cafe  
4101 WEST BELMONT AVENUE, 0.5 MI

Sipping Turtle Cafe  
2959 NORTH MILWAUKEE AVENUE, 0.6 MI

Brew Brew Coffee and Tea  
3832 WEST DIVERSEY AVENUE, 0.8 MI

Cafe Urbano  
4176 NORTH ELSTON AVENUE, 0.9 MI

#### SHOPPING

Walgreens  
3222 NORTH MILWAUKEE AVENUE, 0.3 MI

Windy City Produce Inc  
3340 N PULASKI RD, 0.3 MI

The Home Depot  
3500 NORTH KIMBALL AVENUE, 0.4 MI

T.J. Maxx  
3262 WEST BELMONT AVENUE, 0.6 MI

Jewel-Osco Pharmacy  
3572 NORTH ELSTON AVENUE, 0.7 MI

Foodsmart  
3415 WEST DIVERSEY AVENUE, 0.9 MI

Gap Factory  
2778 NORTH MILWAUKEE AVENUE, 0.9 MI

#### HEALTH CLUBS

LA Fitness  
3443 WEST ADDISON STREET, 0.4 MI

Planet Fitness  
3120 NORTH PULASKI ROAD, 0.5 MI

Hybrid Martial Arts and Fitness  
3933 NORTH ELSTON AVENUE, 0.7 MI

#### HOSPITALS

Altagracia Medical Center  
3754 W IRVING PARK RD, 0.7 MI

Alliance Immediate & Primary Care  
4332 N ELSTON AVE, 1.1 MI

#### SCHOOLS

Frank W Reilly School  
3650 W SCHOOL ST, 0.2 MI

Carl Schurz High School  
3601 NORTH MILWAUKEE AVENUE, 0.8 MI

#### TRANSIT

Addison  
CTA - BLUE LINE, 0.3 MI

Belmont  
CTA - BLUE LINE, 0.5 MI

Irving Park  
METRA - UNION PACIFIC NORTHWEST, 0.8 MI



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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