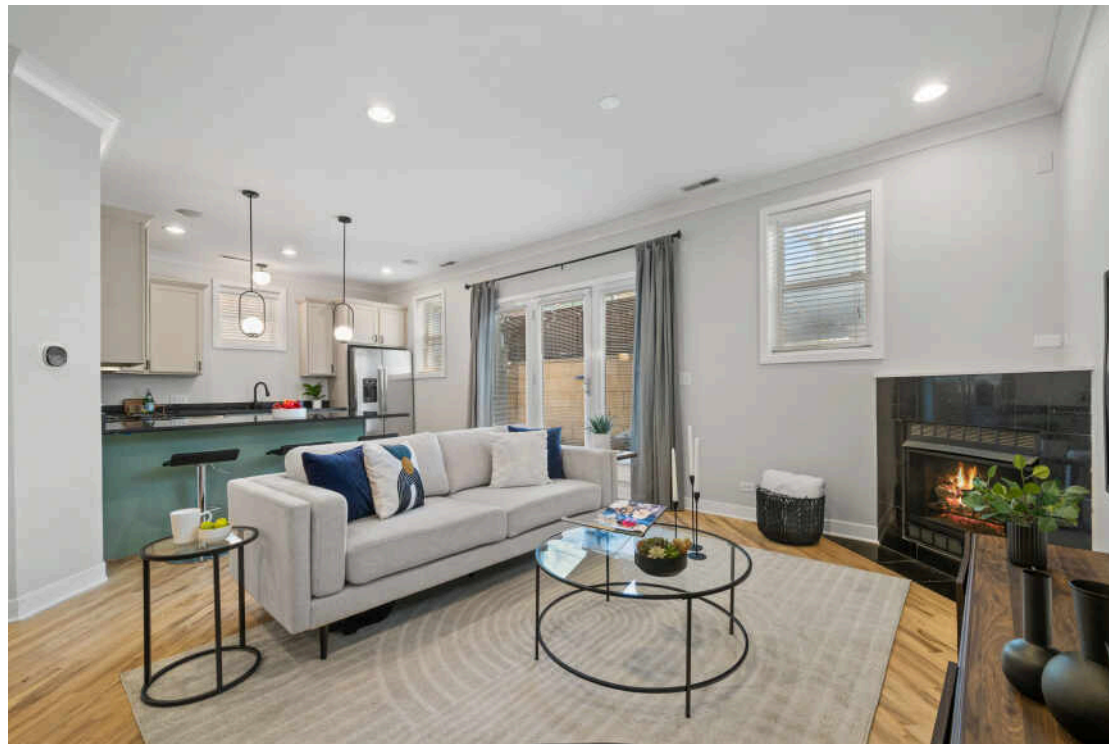


3756 W LELAND AVE #1S
ALBANY PARK

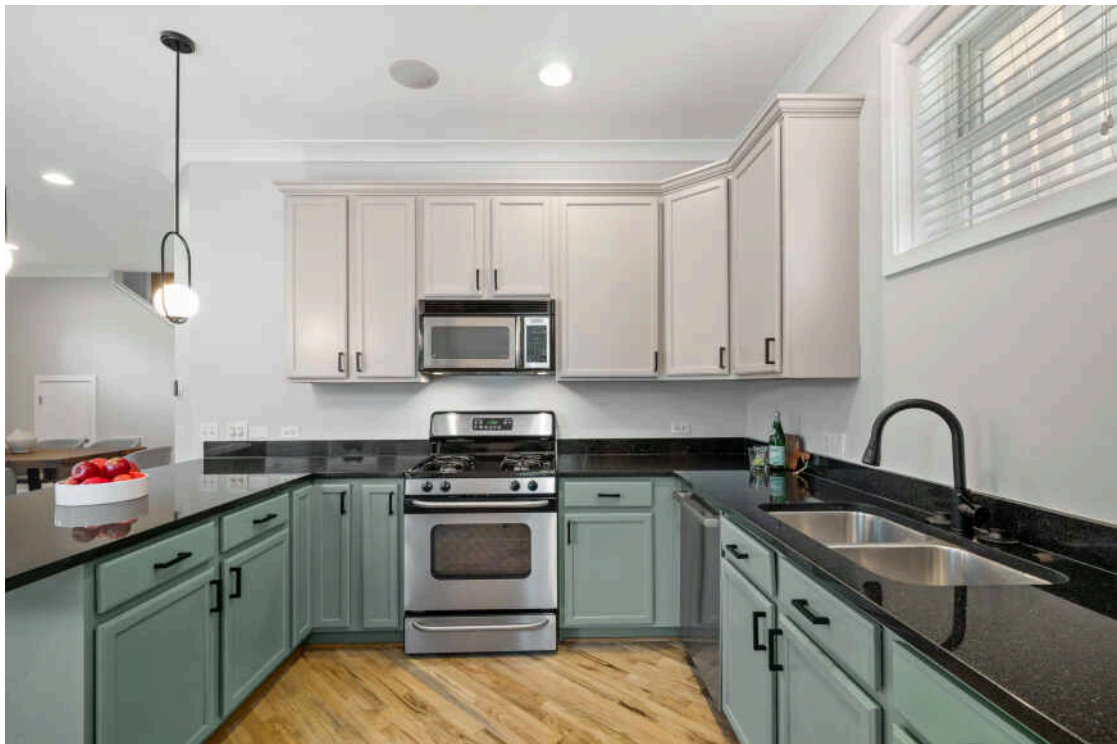


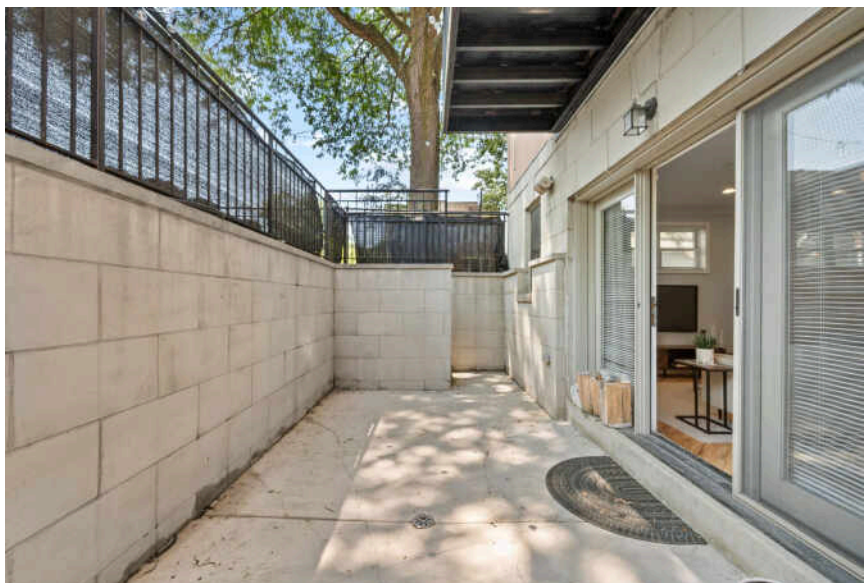
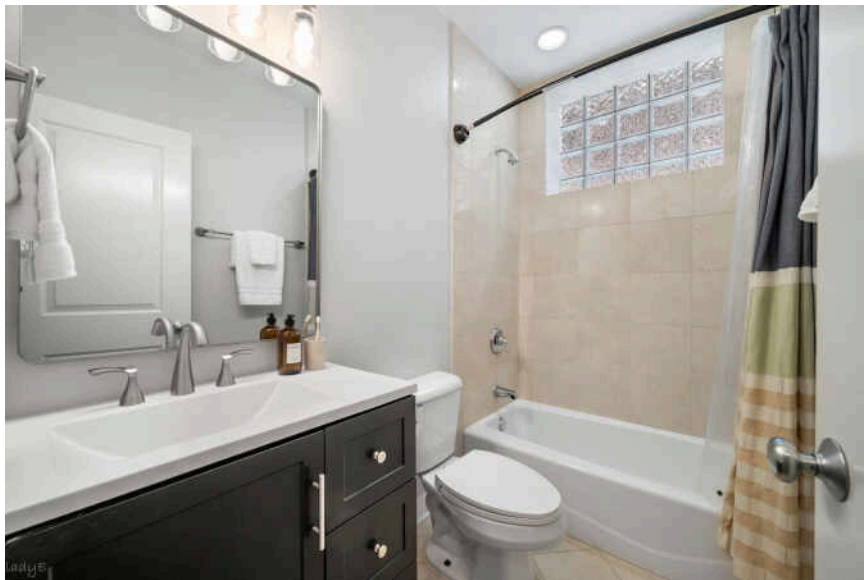
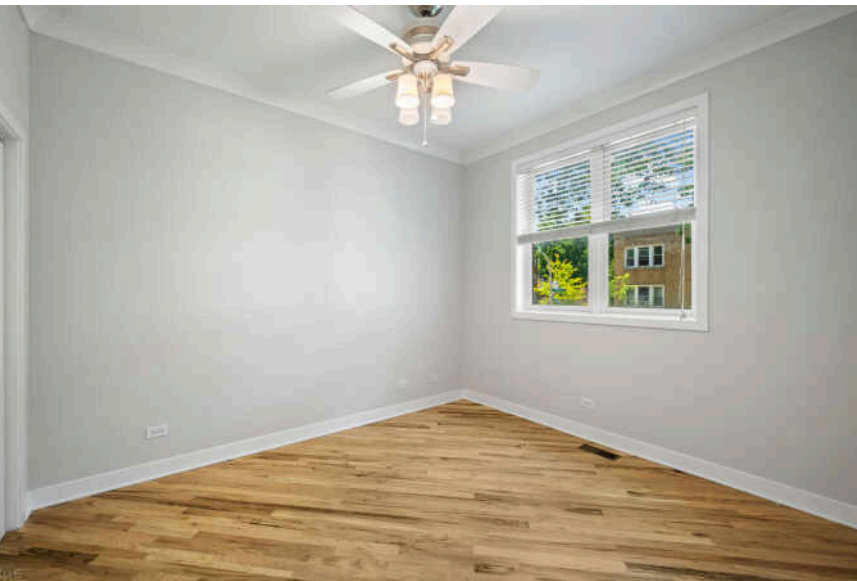


BRIGHT & SPACIOUS DUPLEX DOWN

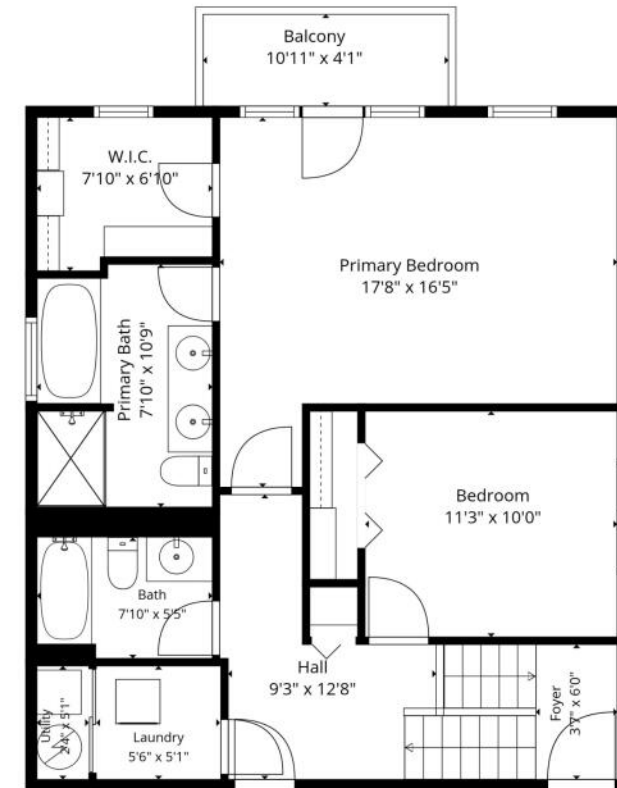
Situated in the heart of Albany Park, this thoughtfully laid-out 3 bed, 3 full bath duplex-down offers space, light, and flexibility across two distinct levels. The main floor is filled with natural light throughout the day and anchored by an open-concept living and dining area that flows into a spacious kitchen with granite countertops, stainless steel appliances, a breakfast bar, and a newer Bosch dishwasher (2024), ideal for everyday cooking and entertaining. Also on this level, a bedroom and full bath offer flexibility for guests or a home office. Upstairs, the large primary suite serves as a true retreat, with a sizable walk-in closet and en suite bath featuring a double vanity, walk-in shower and jacuzzi tub. A third bedroom, third full bath and laundry closet round out the upper level. Enjoy fresh air with two private outdoor spaces: an oversized patio perfect for entertaining and a balcony walkout from the primary suite, plus access to the shared yard just off the unit. Additional highlights include newly refinished hardwood floors throughout, crown molding, wired for surround sound, abundant storage, and recently updated mechanicals, including furnace and AC (2026), disposal (2025), washer/dryer (2022), and hot water heater (2021). Exterior parking is included in the price. All of this just blocks from diverse dining options along Lawrence Ave, numerous parks, the river and a short walk to the CTA Kimball Brown Line.

3 BEDROOM
3 BATH
TAXES: \$6,853
ASSESSMENTS: \$301



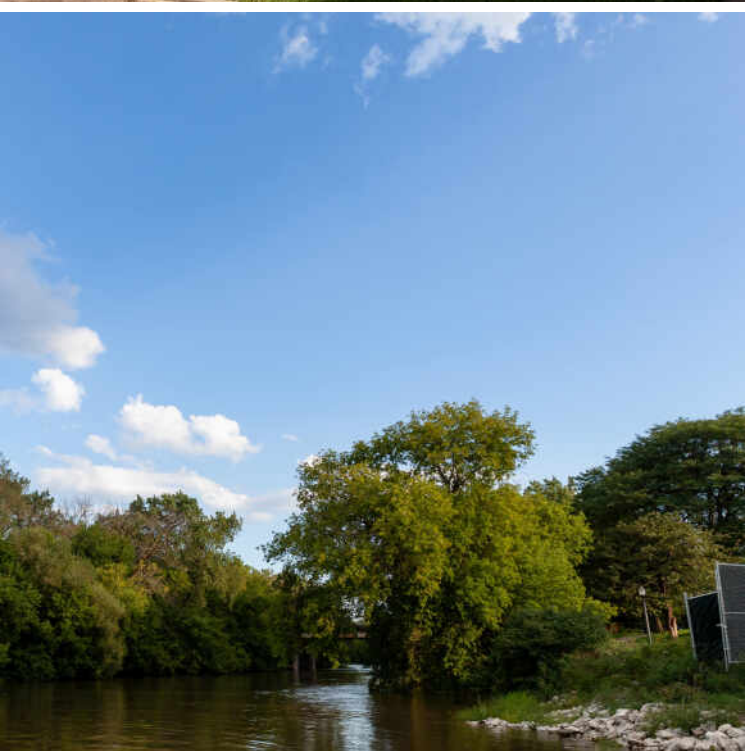


1st Floor



2nd Floor

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.



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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.

