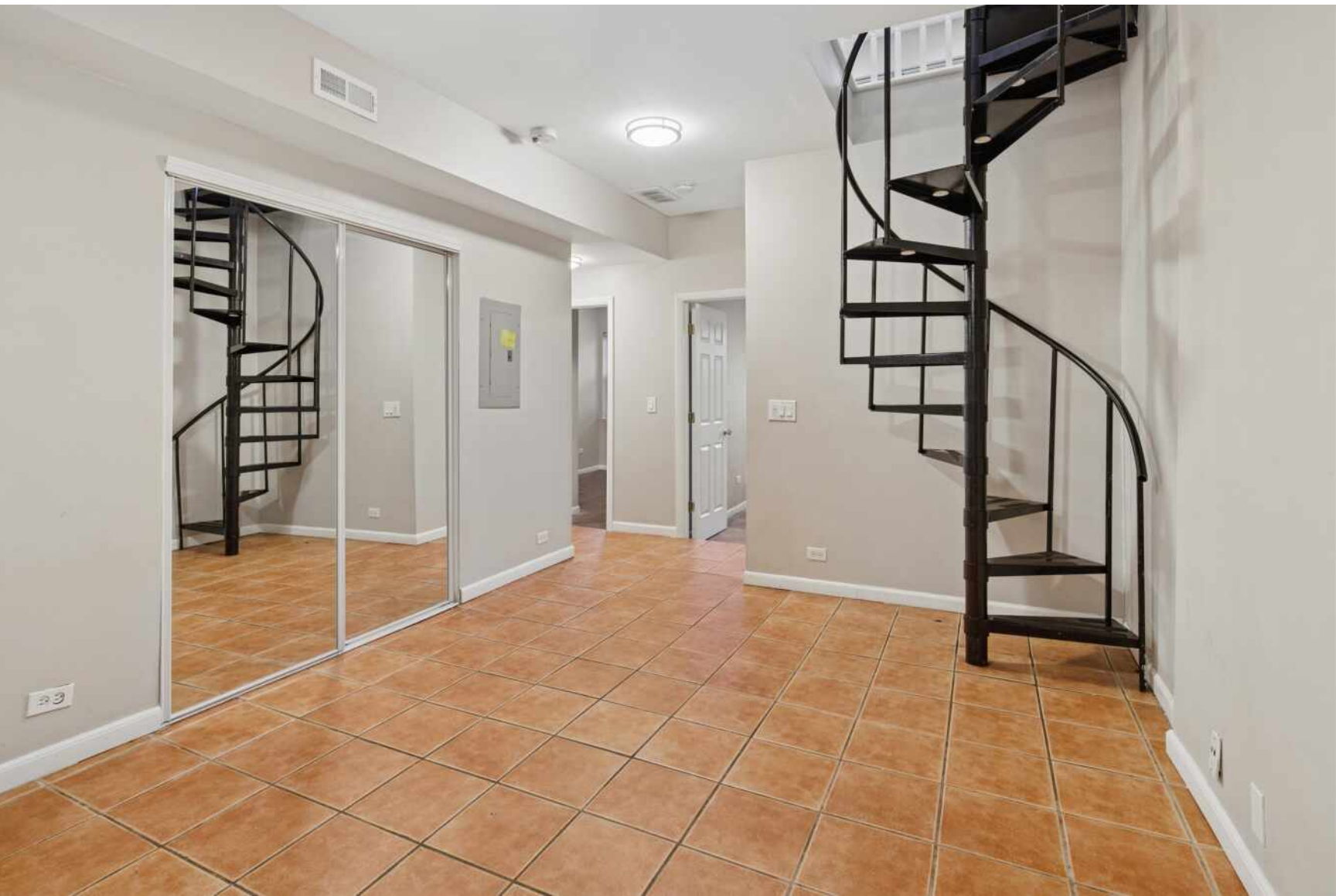


3923 W AINSLIE STREET #1E
ALBANY PARK





ROOM DIMENSIONS

LIVING ROOM : 11' × 11'

FAMILY ROOM : 16' × 11'

DINING ROOM : 9' × 10'

KITCHEN : 11' × 11'

PRIMARY BEDROOM : 11' × 10'

SECOND BEDROOM : 11' × 9'

THIRD BEDROOM : 11' × 9'

3 BEDROOM

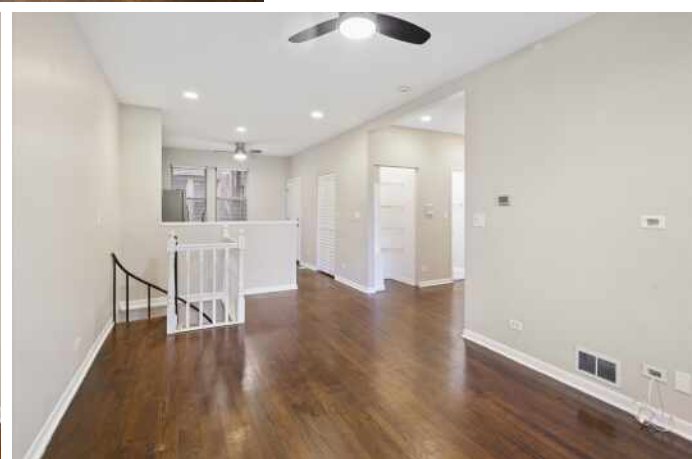
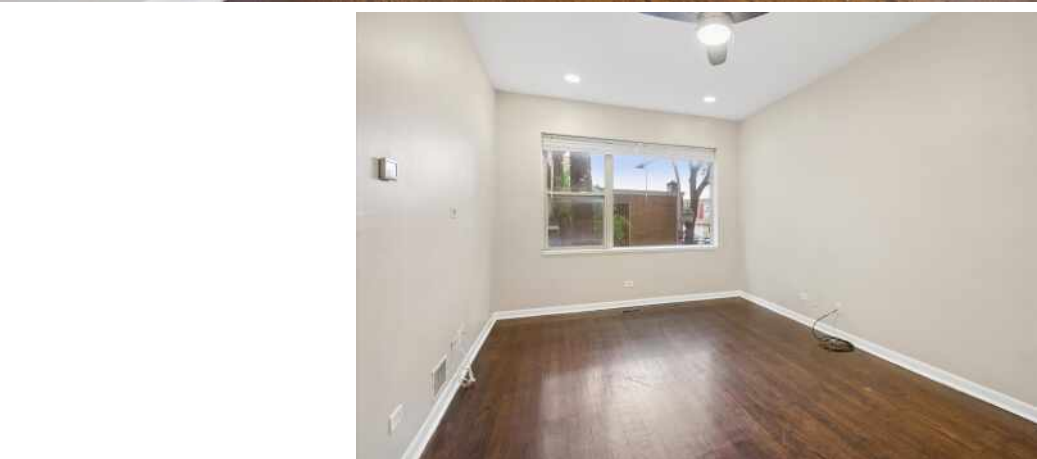
2 BATH

TAXES: 4,333.95

ASSESSMENTS: 409

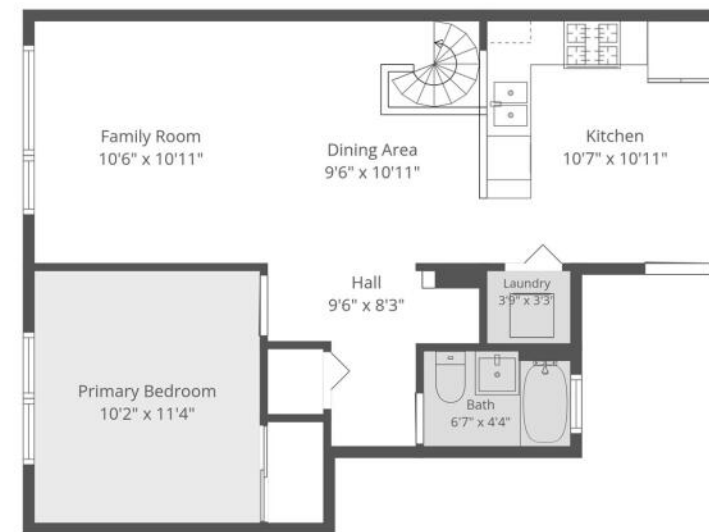
ALBANY PARK

Bring your creative ideas to this sun-filled 3 bedroom duplex offers the space, style, and comfort today's buyers are looking for in the heart of Albany Park. Nicely updated throughout, the home features an open layout ideal for everyday living and hosting, with hardwood floors, 9 foot ceilings, and oversized windows that bring in beautiful natural light. The kitchen is open with sleek cabinetry, granite countertops, and stainless steel appliances, flowing seamlessly into the main living area. Both bathrooms have been tastefully remodeled, and the home has been freshly painted with clean white trim and doors for a crisp, modern feel. Enjoy the convenience of central air, a newer furnace, smart thermostat, in unit washer and dryer, and updated lighting switches, and ceiling fans throughout. The duplex layout provides two full levels of living space, generously sized bedrooms, excellent closet storage, and added flexibility for work or relaxation. Step outside to two private decks, perfect for entertaining, extra storage, or simply unwinding. Located on a quiet, tree lined street close to groceries, restaurants, shopping, and public transportation, this well maintained home offers move in ready living with no immediate projects needed. This property presents a strong opportunity for both homeowners and investors alike. CTA bus 53 at Ainslie/Pulaski & 81 at Lawrence/Pulaski. CTA brown line at Lawrence/Kimball. Easy street parking.





1st Floor



2nd Floor



Total: 1090 sq. ft
1st Floor: 513 sq. Ft, 2nd Floor: 577 sq. ft
Excluded Areas: Utility: 7 sq. Ft, Walls: 105 sq. ft

Measurements Are Highly Reliable But For Marketing Only. Produced By The Collective.





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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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.

