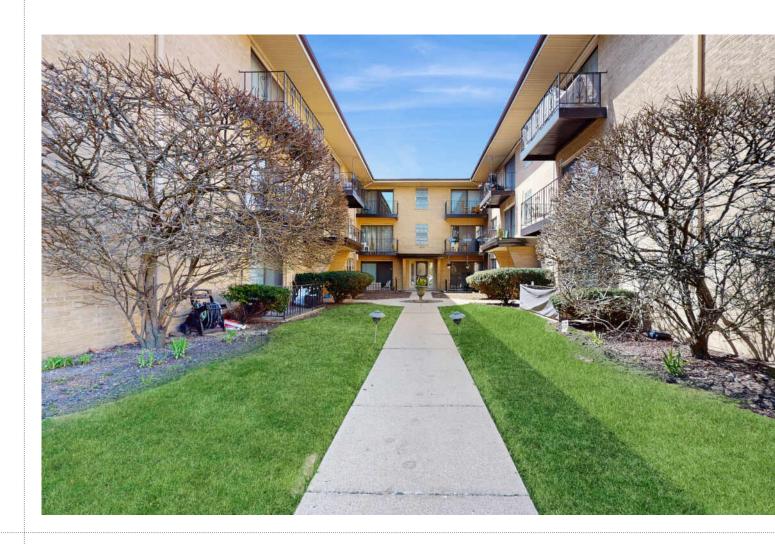
## 4204 N KEYSTONE AVENUE #1D

IRVING PARK











## ROOM DIMENSIONS

LIVING + DINING ROOM: 22' × 14'

KITCHEN: 13' × 9'

KITCHEN - EAT IN AREA: 13' × 9'

PRIMARY BEDROOM: 15' × 13'

2ND BEDROOM: 16' × 11'

BALCONY (PATIO): 11' × 4'

## PROPERTY INFORMATION AND DETAILS

Inviting 2-bedroom newly-painted condo in a boutique 18-unit mid-century modern brick building in Old Irving Park, perfect as owner-occupied or as an investment. Ideally located just a 7-minute walk to the CTA Blue Line, Metra and bus service for easy access to O'Hare, downtown, or nearby suburbs, and only a 4-minute drive to I-90/I-94 - a commuter's dream. Flexible open-concept living space with newer (2023) engineered wood flooring and room for lounging, dining, working from home - or all three. East-facing patio offers peaceful courtyard view and perfect spot for morning coffee. Eat-in kitchen features quartz countertops (2024), stainless steel sink (2024), dishwasher and microwave (~2020), oven, and refrigerator. Sizable bedrooms have new carpeting (2025) and generous closet space.

- Ensuite primary half bath
- Assigned exterior parking space and 4'x8' basement storage space
- Community party room
- Long-term rentals allowed
- Easy walk to shops, restaurants, and public transit
- Assessments include water, parking, common insurance, exterior maintenance, lawn care, scavenger, and snow removal

2 BEDROOM 1.1 BATH TAXES: \$3,389

ASSESSMENTS: \$294/MONTH





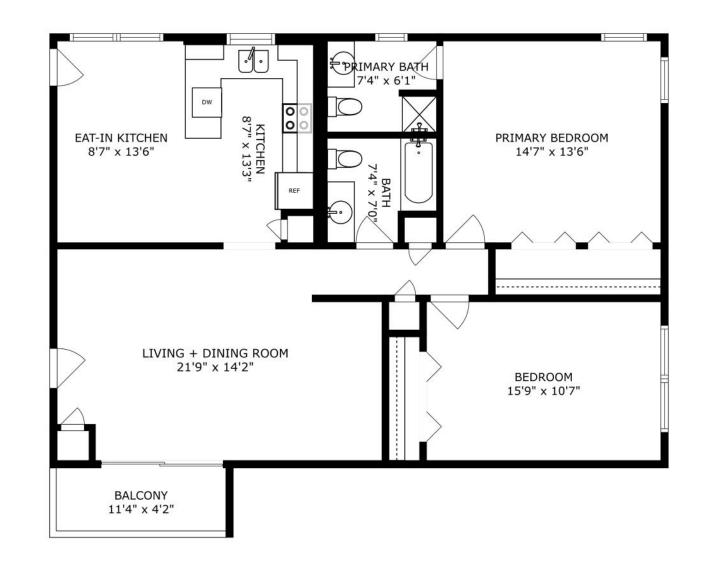












SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## AS THE SAYING GOES, "IF YOU WANT SOMETHING DONE RIGHT, DO IT YOURSELF." IRVING PARK HAS A LONG HISTORY OF DOING JUST THAT.

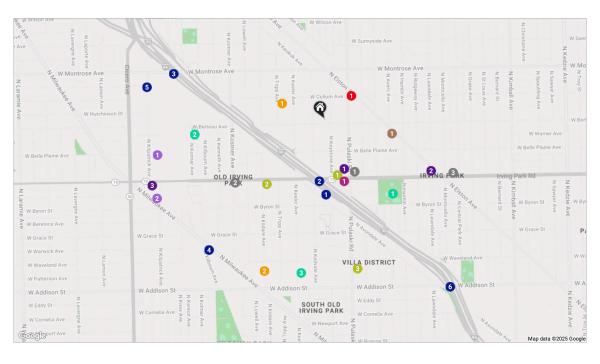
Irving Park's rich history is evident in its parks, manicured neighborhoods, and historic homes. Independence Park is one of the neighborhood's first and one of the city's finest parks, and is home to parades, sports events, and concerts.

There are beautifully-restored homes and others waiting to be renovated to their previous grandeur. The majority are single-family homes, some converted to duplexes, and apartments, providing plenty of options to fit different lifestyles and budgets.

An active historical society has preserved the neighborhood's history and architecture, with some homes dating back as early as the 1870s, including old Victorian mansions and classic Chicago-style two-flats. The Villa District, a pocket of the neighborhood, is on the National Register of Historic Places.

Several restaurants offer a variety of cuisines and opportunities for a night out. There are a handful of theaters and live music lounges, but make no mistake, the neighborhood is not just a happening scene, it's home.

The CTA Blue Line and the Metra Union Pacific Northwest Line have stops here. A number of CTA buses also serve the area and the Kennedy Expressway runs parallel to the Metra station.



| RESTAURANTS |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|
| 0           | Dunkin'<br>3960 WEST IRVING PARK ROAD, 0.3 MI                |  |  |  |  |  |
| 2           | Starbucks<br>4365 WEST IRVING PARK ROAD, 0.5 MI              |  |  |  |  |  |
| 3           | Buona Terra Ristorante<br>3608 WEST IRVING PARK ROAD, 0.6 MI |  |  |  |  |  |

- Q COFFEE\_\_\_\_
- 1 Cafe Urbano 4176 NORTH ELSTON AVENUE, 0.3 MI
- SHOPPING\_
- 1 Walgreens 4001 WEST IRVING PARK ROAD, 0.3 MI
- GROCERY

  1 Jewel-Osco
  4660 WEST IRVING PARK ROAD, 0.8 MI

- 2 ALDI 3930 NORTH KILPATRICK AVENUE, 0.9 MI
- GYM\_\_\_\_\_\_

  floating Lotus Yoga

♀ schools\_

2 Irving Park YMCA 4251 WEST IRVING PARK ROAD, 0.4 MI

4028 WEST IRVING PARK ROAD, 0.3 MI

3 Sun and Moon Meditation 3643 NORTH PULASKI ROAD, 0.7 MI

Belding Elementary School 4257 NORTH TRIPP AVENUE, 0.2 MI

- MEDICAL \_\_\_\_\_ 4 Grayland METRA MILWAUKEE DISTRICT NORTH, 0.8 MI
- Alliance Immediate & Primary Care
   4332 NORTH ELSTON AVENUE, 0.2 MI
   Mayfair
   METRA MILWAUKEE DISTRICT NORTH, 0.8 MI
  - 6 Addison CTA - BLUE LINE, 1.0 MI

Irving Park

2 Irving Park CTA - BLUE LINE, 0.3 MI

3 Montrose

CTA - BLUE LINE, 0.7 MI

0.3 MI

- 2 Carl Schurz High School 3601 NORTH MILWAUKEE AVENUE,
- TRANSIT\_\_\_\_\_\_\_\_\_

  Independence Park
  3945 NORTH SPRINGFIELD AVENUE,
  0.5 MI

METRA - UNION PACIFIC NORTHWEST,

Kolmar (Gertrude) Park 4143 NORTH KOLMAR AVENUE, 0.6 MI

PARKS\_

- 3 Keeler Gardens 3631 NORTH KEELER AVENUE, 0.7 MI
- SERVICES\_\_\_\_\_
- Huntington Bank 4012 NORTH PULASKI ROAD, 0.2 MI
- 2 Independence Branch, Chicago Public Library 4024 NORTH ELSTON AVENUE, 0.5 MI
- Bank of America Financial Center 4671 WEST IRVING PARK ROAD, 0.9 MI

| NOTES |  |  |  |
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10 4204 N KEYSTONE AVENUE #1D 4204 N KEYSTONE AVENUE #1D 11



**ALISON WELCH** 

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