

**4229 N KEDVALE AVENUE #3B**  
OLD IRVING PARK



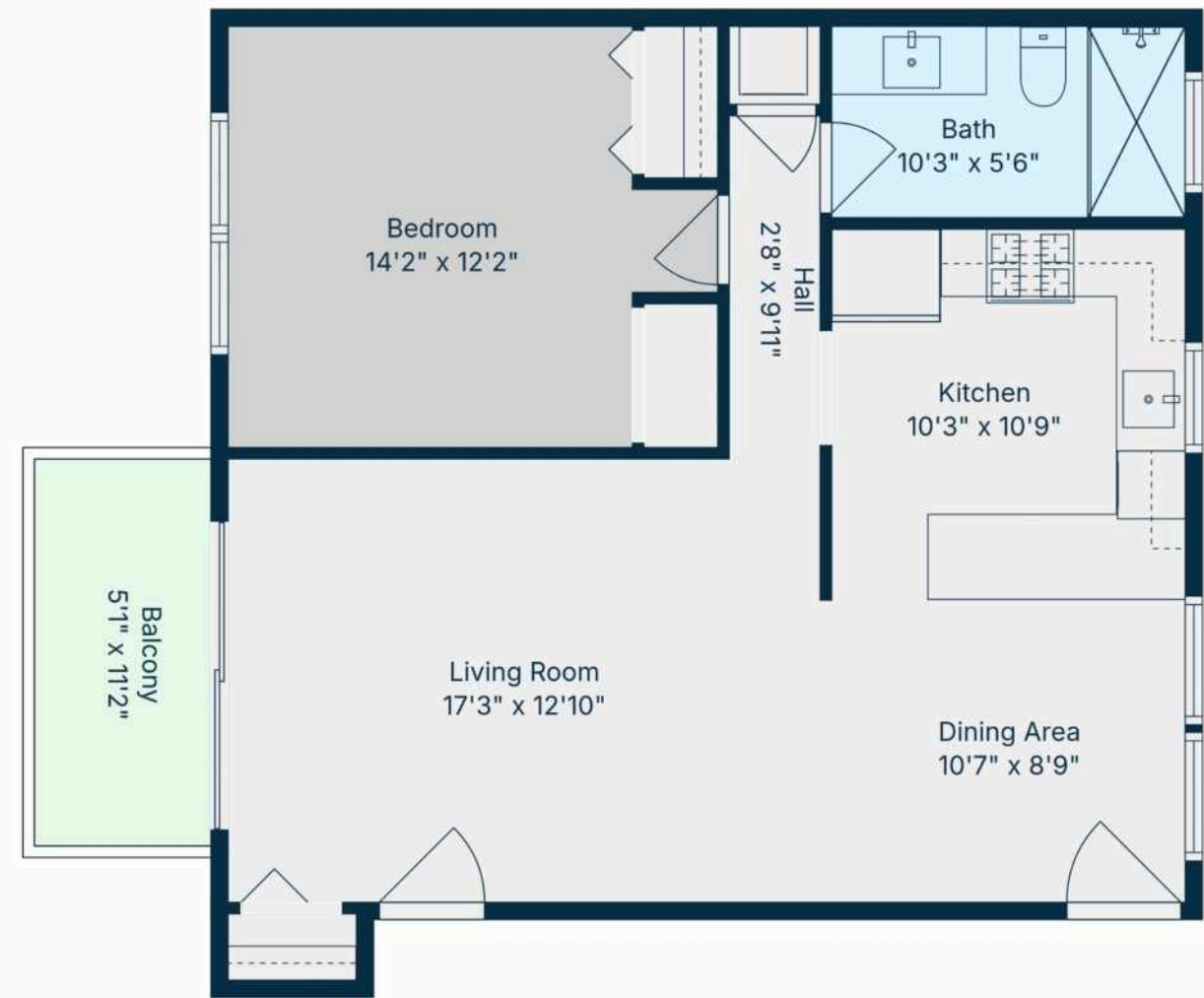


## WELCOME HOME.....

Welcome to this beautifully updated and upgraded third-floor 1 bed, 1 bath condo in the heart of Old Irving Park. Nestled on a quiet, tree-lined street among classic single-family homes, this unit features new hardwood floors, an open floorplan showcasing a great living room with a patio for relaxing and dining area that flows beautifully into a stunning grey and white kitchen with quartz counters, custom backsplash and LG appliances and ample cabinet storage. The bedroom is spacious and airy with generous closet space, while the updated bathroom has new vanity and Toto/Grohe fixtures, stylish tilework and shower. Enjoy the convenience of in-unit LG laundry with additional shelving. Heat, gas and hot water are included in the assessments. Additional storage in the basement. And, out back is your parking space, included with the unit. Building is pet friendly. Easy street parking and a prime location near the Metra, Blue Line, expressway, parks, restaurants, and local favorite Smoque BBQ. Move right in and enjoy everything this vibrant neighborhood has to offer!

1 BEDROOM  
1 BATH  
TAXES: \$2,956.73  
ASSESSMENTS: \$330







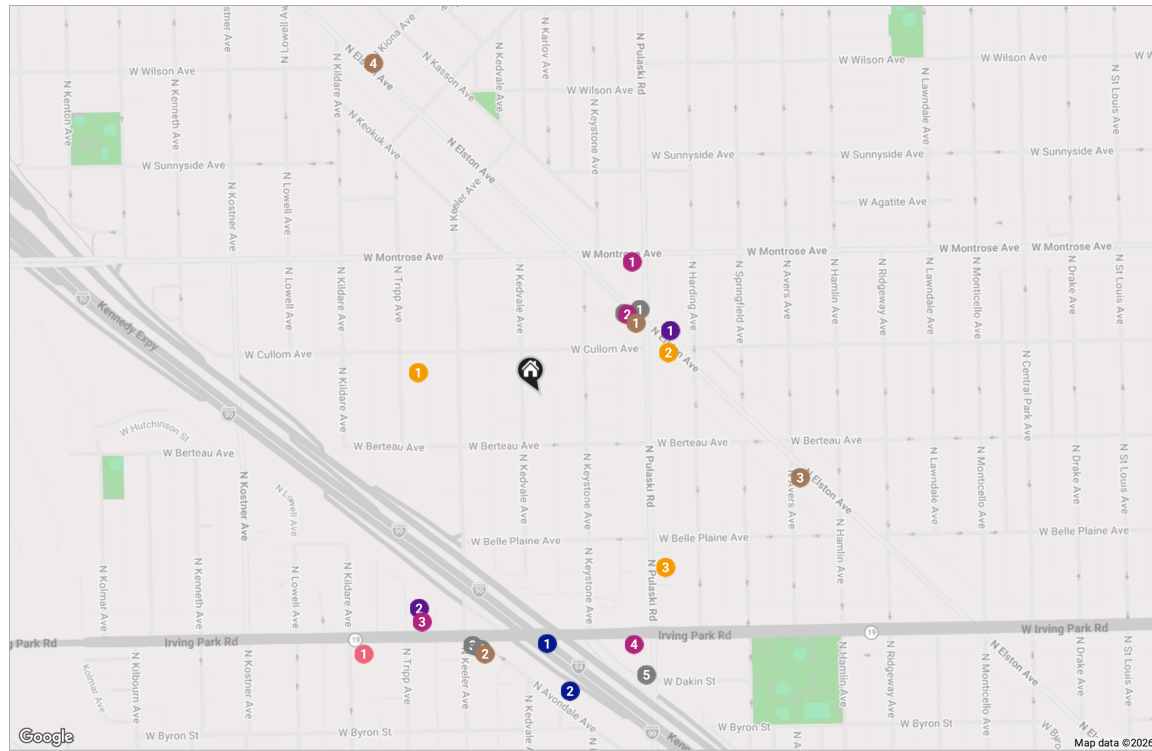
SOMETHING OLD. SOMETHING NEW.  
SOMETHING BLUE. **OLD IRVING PARK**  
HAS IT ALL.

Historic well-preserved homes with spacious yards, new development and easy access to the CTA Blue Line make this a highly-desirable neighborhood.

The Northwest Side neighborhood is known for its quiet streets and historic homes including meticulously-maintained single-family homes in a variety of architectural styles from Chicago bungalow, Victorian and Queen Anne to Farmhouse and Italianate. Many of its historic homes are in various stages of renovation or preservation while new construction is underway as well. Community organizations are active in maintaining the neighborhood's historic charm.

Old Irving Park has a variety of eateries - from corner taverns to delis - as well as boutiques that dot the retail districts. In addition to the Blue Line, the neighborhood is close to Metra stations and just off the Kennedy Expressway.

City parks and community centers offer Old Irving Park residents outlets for sports, music and theater.



**RESTAURANTS**

- 1 Northside Grill  
4351 NORTH ELSTON AVENUE, 0.2 MI
- 2 Mana  
4354 NORTH ELSTON AVENUE, 0.2 MI
- 3 Potbelly  
4185 WEST IRVING PARK ROAD #1,  
0.3 MI
- 4 Lou Malnati's Pizzeria  
3986 NORTH AVONDALE AVENUE,  
0.3 MI
- 5 Hot Woks Cool Sushi  
3930 NORTH PULASKI ROAD, 0.4 MI

**COFFEE**

- 1 Zebda  
4344 NORTH ELSTON AVENUE, 0.2 MI

**COFFEE**

- 2 Backlot Coffee  
3982 NORTH AVONDALE AVENUE,  
0.3 MI
- 3 Cafe Urbano  
4176 NORTH ELSTON AVENUE, 0.4 MI
- 4 Casa Cactus  
4595 NORTH ELSTON AVENUE, 0.5 MI

**SHOPPING**

- 1 Fits N Kicks  
4005 WEST MONTROSE AVENUE, 0.2 MI
- 2 La Tinta Nuestra  
4350 NORTH ELSTON AVENUE, 0.2 MI
- 3 JC Licht Benjamin Moore  
Paint & Decor Store Irving  
Park  
4230 WEST IRVING PARK ROAD, 0.3 MI

**SCHOOLS**

- 1 Belding Elementary School  
4257 NORTH TRIPP AVENUE, 0.2 MI
- 2 Discovery Center  
4318 NORTH ELSTON AVENUE 2ND FL,  
0.2 MI
- 3 Gateway Montessori  
Chicago  
4041 NORTH PULASKI ROAD, 0.3 MI

**ENTERTAINMENT**

- 1 Irving Park YMCA  
4251 WEST IRVING PARK ROAD, 0.4 MI

**TRANSIT**

- 1 Irving Park  
CTA - BLUE LINE, 0.3 MI
- 2 Irving Park  
METRA - UNION PACIFIC NORTHWEST,  
0.4 MI
- 1 Wintrust Bank  
4343 NORTH ELSTON AVENUE, 0.2 MI
- 2 Chicago Fire Dept Engine  
Company 69  
4017 NORTH TRIPP AVENUE, 0.3 MI

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