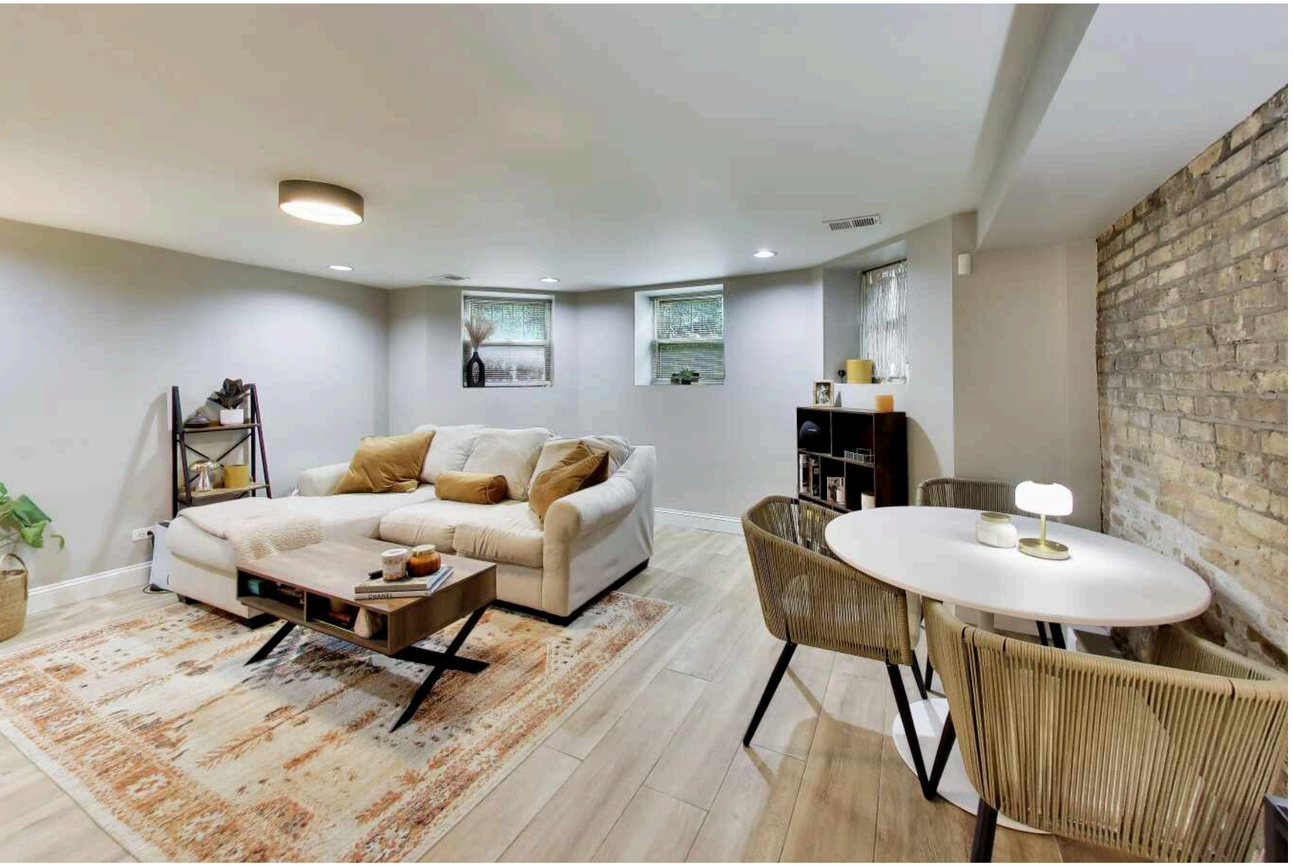
4852 N SACRAMENTO AVENUE #G

ALBANY PARK



@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 17' × 14'

KITCHEN : 15' × 7'

PRIMARY BEDROOM : 13' × 11'

SECOND BEDROOM : 11' × 10'

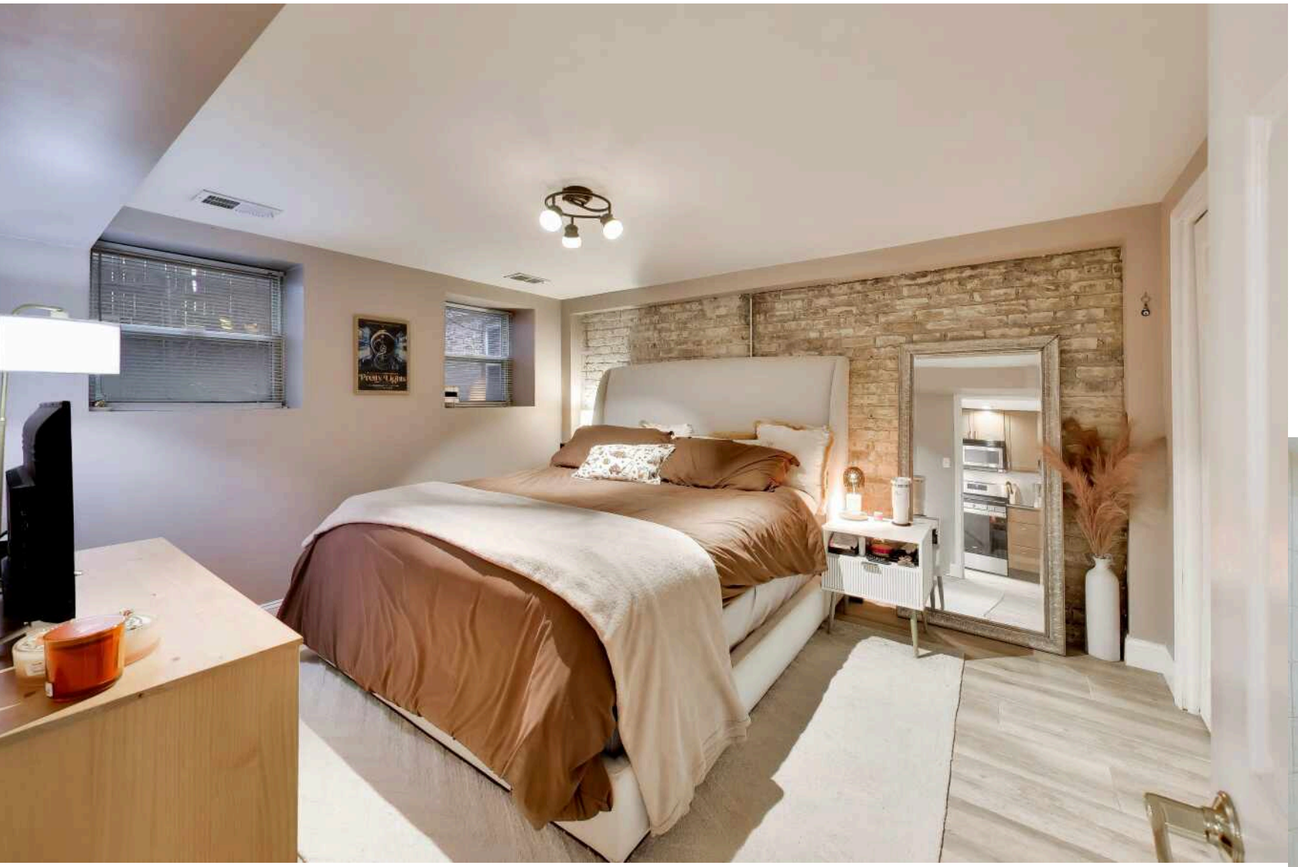
2 BEDROOM
1 BATH
TAXES: SEE LISTING
ASSESSMENTS: $269 / MONTH

LOCATION, LOCATION, LOCATION!!!

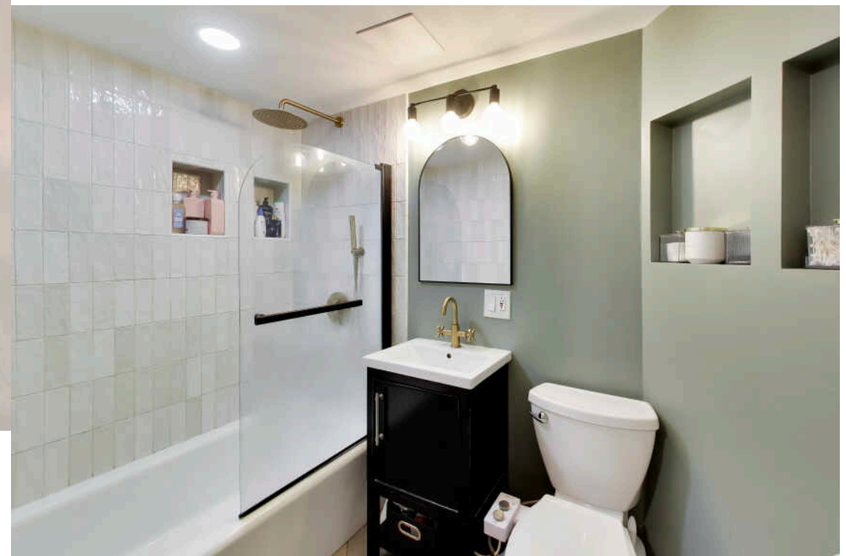
Rarely does a model-quality English garden condo like this become available! Offering approximately 1,000 square feet of beautifully finished living space, this oversized 2-bedroom, 1-bath home combines style, space and an exceptional Albany Park location. Thoughtfully designed and filled with natural light, the home features wide-plank wood-look porcelain tile, exposed brick and distinctive architectural details that create a warm, loft-like feel. The spacious living and dining area is perfect for everyday living and entertaining, highlighted by an inviting electric fireplace and large windows. The kitchen features granite countertops, stainless steel appliances and a custom millwork accent wall that adds character and visual interest. Both generously sized bedrooms are tucked toward the rear of the home, creating peaceful and private retreats. The renovated bath features a tub, updated vanity, custom tilework and recessed wall niches. Additional amenities include in-unit laundry, central heat and air, additional storage, separate bike storage and a covered rear porch. The location is equally impressive-just steps from Ronan Park and the North Branch Riverwalk and bike trails, with Ravenswood Manor Park nearby. Commuters will appreciate convenient access to the Brown Line and Lawrence Avenue bus, while the restaurants, shopping, grocery options and entertainment of Lincoln Square are just minutes away. Albany Park offers a vibrant neighborhood atmosphere with exceptional access to everything the city has to offer. Investor-friendly and truly move-in ready!





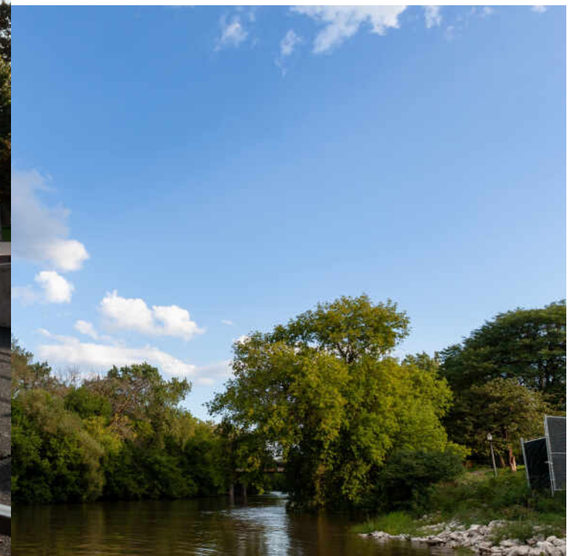












IF VARIETY IS THE SPICE OF LIFE, **ALBANY PARK** IS ON FIRE.

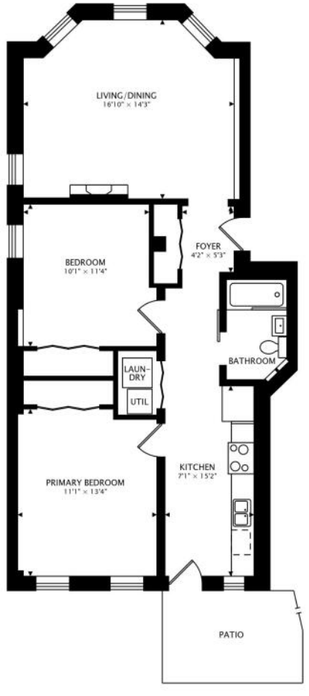
Neighbors are not strangers in this tight-knit community, where local shops and restaurants reflect the neighborhood's eclectic vibe.

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.

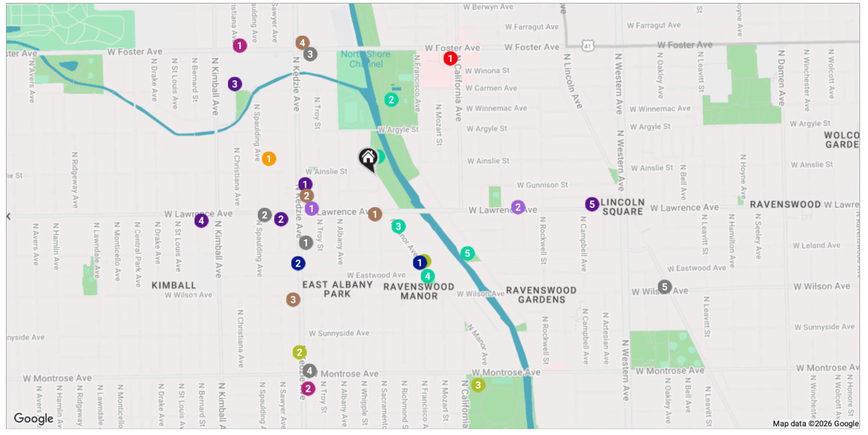
The neighborhood's 16-acre Eugene Field park includes two bridges as well as a playground, tennis courts, athletic fields, 60-foot tall light tower, and historic Tudor Revival style brick field house. The park was named for American writer Eugene Field, who was best known for his work as a children's 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.



938 sq ft + 82 sq ft PATIO



RESTAURANTS

1. Noon O Kabab Chicago
   4701 NORTH KEDZIE AVENUE, 0.3 MI
2. Great Sea Restaurant
   3253 WEST LAWRENCE AVENUE, 0.4 MI
3. Charcoal Delights
   3139 WEST FOSTER AVENUE, 0.4 MI
4. TAQUERIA EL AGUILA REAL
   3152 WEST MONTROSE AVENUE, 0.6 MI
5. Wild Goose Bar & Grill
   4600 NORTH LINCOLN AVENUE, 1.0 MI

COFFEE

1. Brü Coffeeworks
   3005 WEST LAWRENCE AVENUE, 0.1 MI
2. Dunkin'
   4821 NORTH KEDZIE AVENUE, 0.2 MI
3. Starbucks Coffee Company
   4558 NORTH KEDZIE AVENUE, 0.5 MI
4. McDonald's
   3154 WEST FOSTER AVENUE, 0.5 MI

SHOPPING

1. The UPS Store
   3320 WEST FOSTER AVENUE, 0.6 MI
2. Walgreens
   4343 NORTH KEDZIE AVENUE, 0.7 MI

GROCERY

1. Lindo Michoacan
   3142 WEST LAWRENCE AVENUE, 0.2 MI
2. HarvesTime Foods
   2632 WEST LAWRENCE AVENUE UNIT 54, 0.5 MI

GYM

1. Small Batch Yoga
   4663 NORTH MANOR AVENUE, 0.3 MI
2. Chicago Northside Kung Fu
   4432 NORTH KEDZIE AVENUE #200, 0.6 MI
3. Horner Fieldhouse Fitness Center
   2741 WEST MONTROSE AVENUE, 0.7 MI

MEDICAL

1. Endeavor Health Swedish Hospital
   5140 NORTH CALIFORNIA AVENUE, 0.4 MI

SCHOOLS

1. Hibbard Elementary School
   3244 WEST AINSLIE STREET, 0.3 MI

TRANSIT

1. Francisco
   CTA - BROWN LINE, 0.3 MI
2. Kedzie
   CTA - BROWN LINE, 0.4 MI

PARKS

1. Ronan (George) Park
   3000 WEST ARGYLE STREET, 0.1 MI
2. River Park Dog Friendly Area
   5100 NORTH FRANCISCO AVENUE, 0.2 MI
3. LaPointe Park
   4741 NORTH MANOR AVENUE, 0.2 MI
4. Ravenswood Manor Park
   4626 NORTH MANOR AVENUE, 0.3 MI
5. Jacob Playlot Park
   4674 NORTH VIRGINIA AVENUE, 0.4 MI

SERVICES

1. Chase Bank
   4843 NORTH KEDZIE AVENUE, 0.2 MI
2. Office of 33rd Ward Alder Rossana Rodriguez Sanchez
   4747 NORTH SAWYER AVENUE, 0.3 MI
3. Brandel Library
   5114 NORTH CHRISTIANA AVENUE, 0.5 MI
4. United States Postal Service
   4749 NORTH BERNARD STREET, 0.6 MI
5. Illinois Department Of Employment Security
   2444 WEST LAWRENCE AVENUE, 0.7 MI



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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.