

4922 N KILDARE AVENUE
ALBANY PARK



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 22' x 12'
FAMILY ROOM : 18' x 11'
DINING ROOM : 12' x 12'
KITCHEN : 13' x 11'
PRIMARY BEDROOM : 19' x 13'
SECOND BEDROOM : 11' x 10'
THIRD BEDROOM : 13' x 9'
FOURTH BEDROOM : 12' x 7'

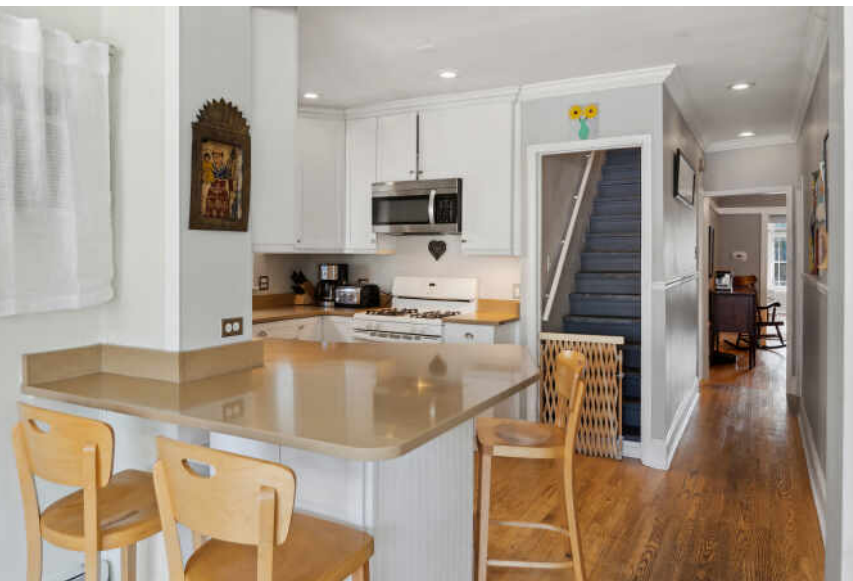
4 BEDROOM
2 BATH
TAXES: \$6,389

Welcome to this beautiful historic brick bungalow! This home has been very well maintained with plenty of recent updates while still preserving its original character! Walk in to your living room with a beautiful sun room attached with original French windows that have been fully restored in 2022 and a wood burning fireplace that has been completely re-constructed in 2022. Basement has been fully remodeled in 2023 which included replacing galvanized pipes with new copper pipe. Exterior upgrades in 2019 include underground drainage with 7 area drains and a trench drain, the entire lot was regraded, new 160 sq. ft. cedar deck with a planter box and a brand new lattice wood fence built in 2023. Roof had structural upgrade in 2018. 2.5 car garage includes built in shelving and Rubbermaid sliding tracks. There are still so many more updates to this home! Set up your showing now!

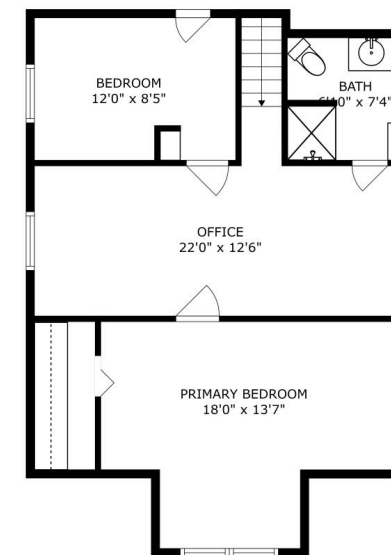




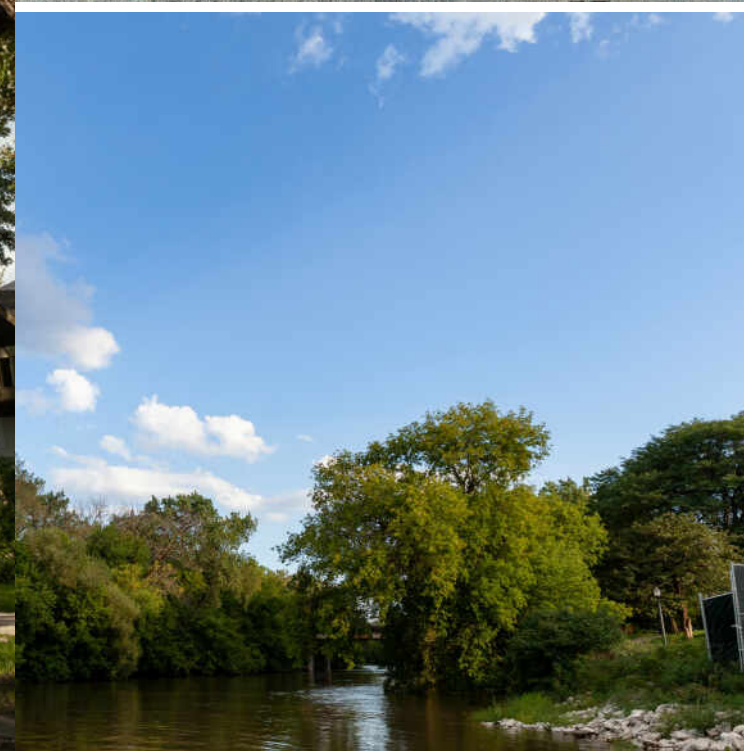




SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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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