

8313 W BALLARD ROAD  
NILES



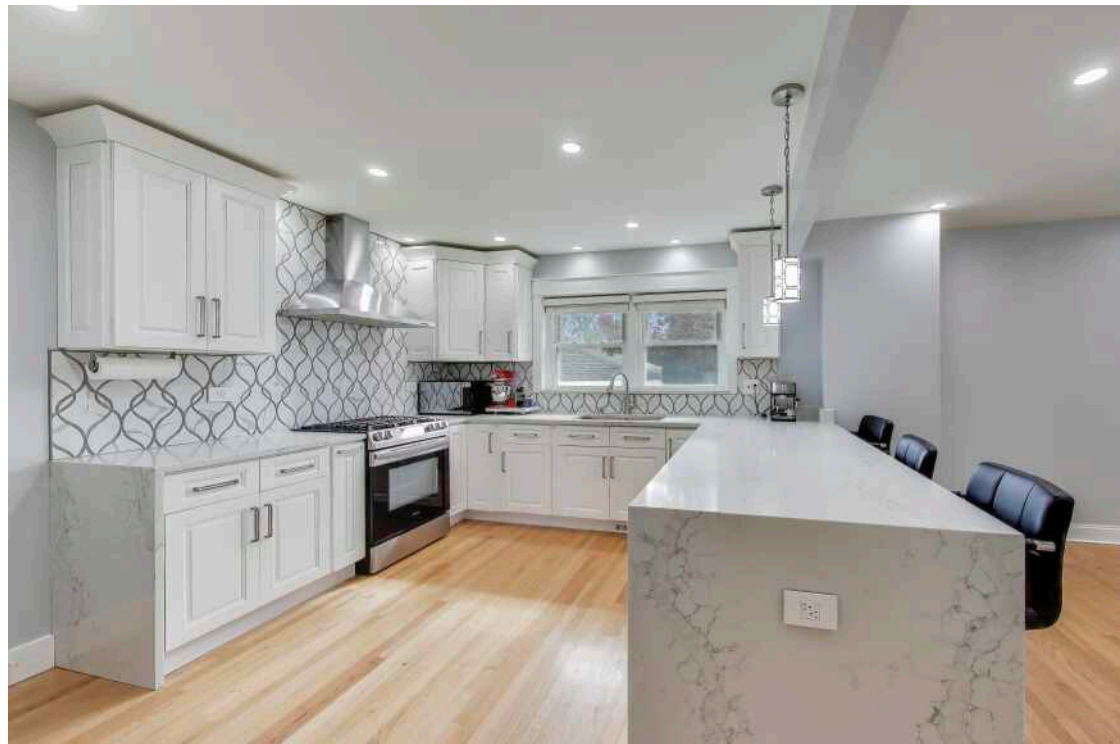


4 BEDROOM  
4 BATH

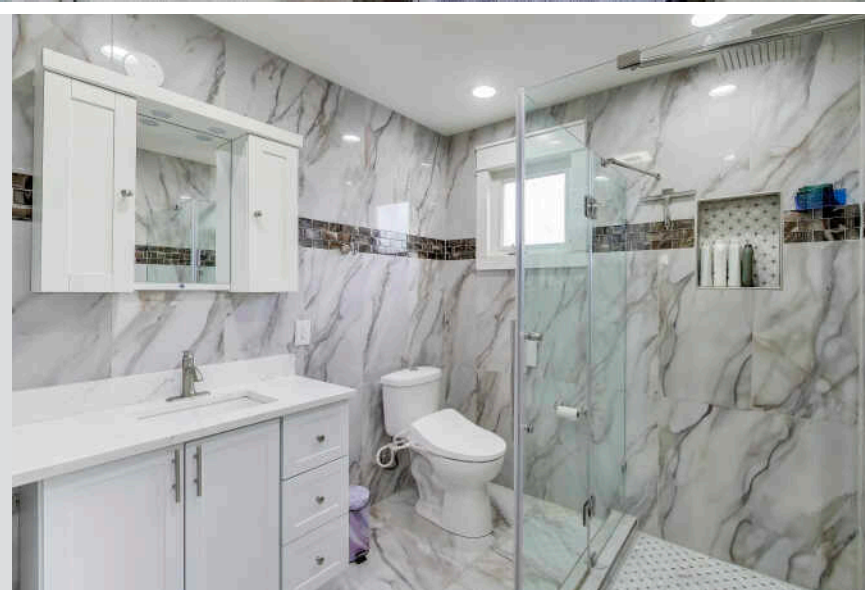
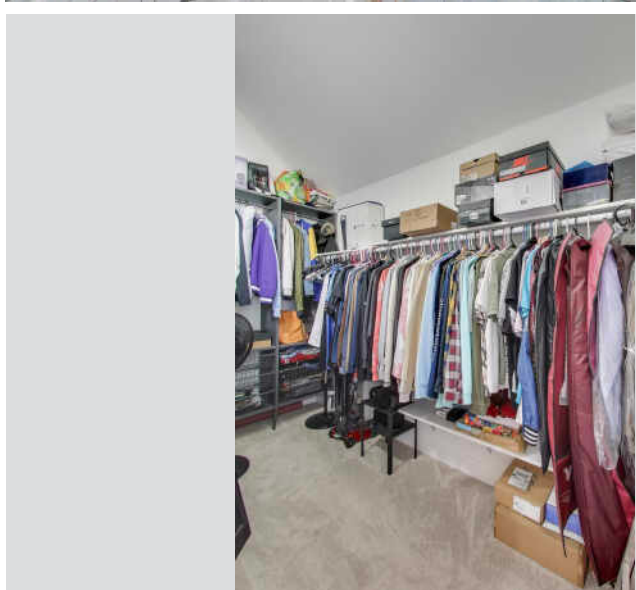
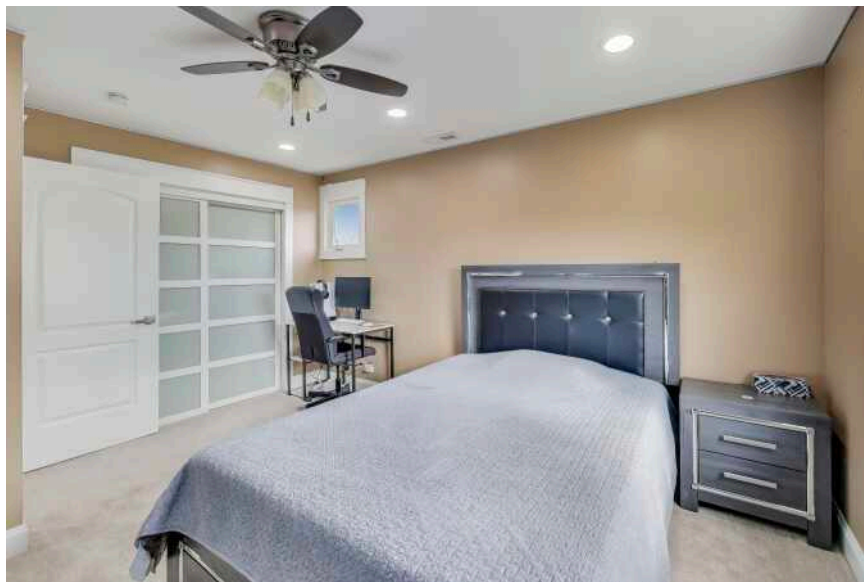
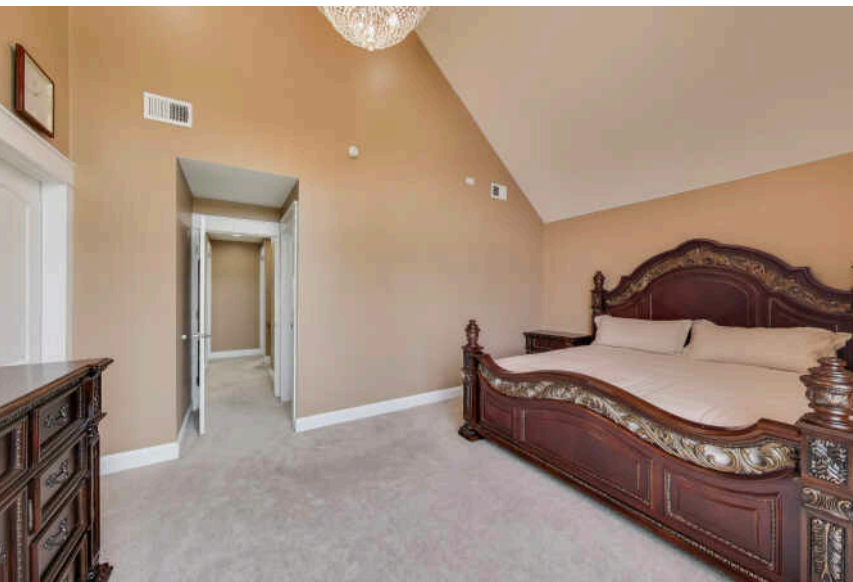
## FULLY UPDATED 6 BED & 4 FULL BATHS!

Fully renovated in 2021, this home combines modern finishes with a smart, functional layout that makes every space count. The open kitchen features quartz countertops, a contemporary tile backsplash, stainless steel appliances, and a large peninsula with seating that flows naturally into the dining area, perfect for everyday use or entertaining. Upstairs, you'll find three comfortable bedrooms including a primary suite with a walk-in closet and private bath, plus another updated full bath that serves the two additional bedrooms. The main floor offers another bedroom and full bath, ideal for guests or a home office. The finished basement adds valuable living space with two additional rooms that can be used as offices, a gym, or guest quarters, along with a fourth updated full bath. The 2021 renovation included all updated bathrooms, modern flooring, and high-quality finishes throughout, so you can move right in without lifting a finger. Outside, enjoy the fully bricked driveway and patio, an EV charging station, and a video security system. Close to highways, shopping, restaurants, hospitals, and excellent schools, this property delivers modern comfort, versatility, and convenience in a highly sought-after Niles location. Schedule today! \*Brand new, fully finished hardwood floors are under the carpet throughout the upper level.

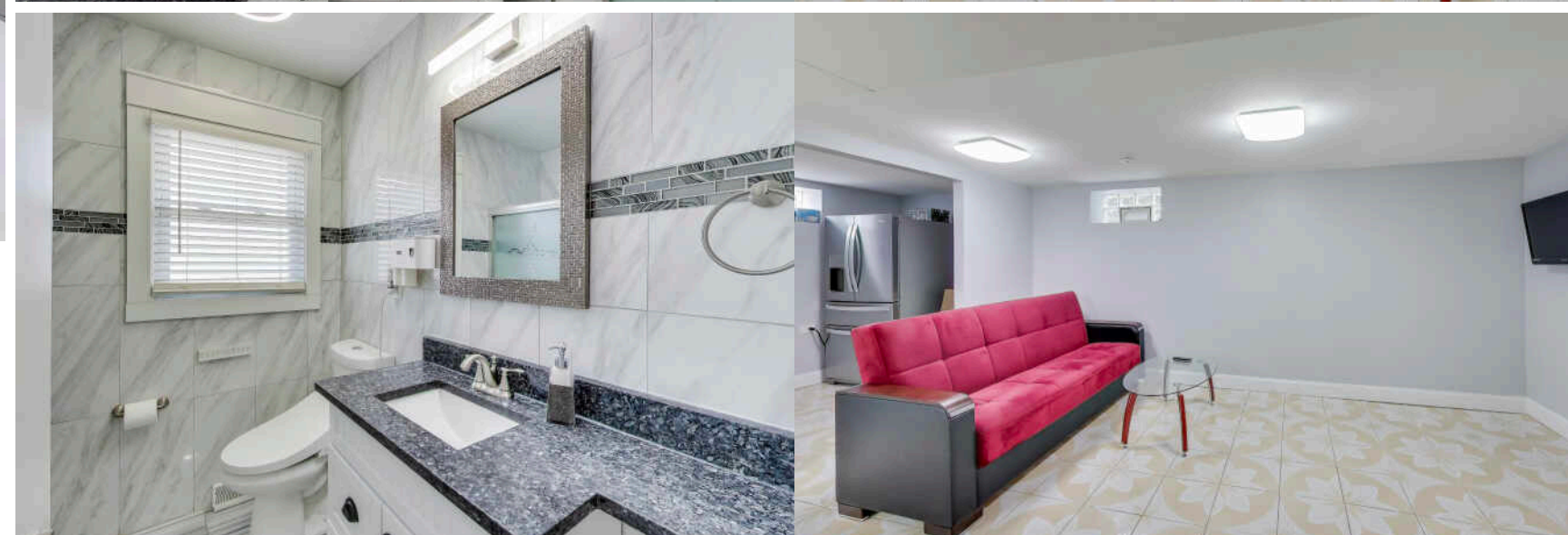
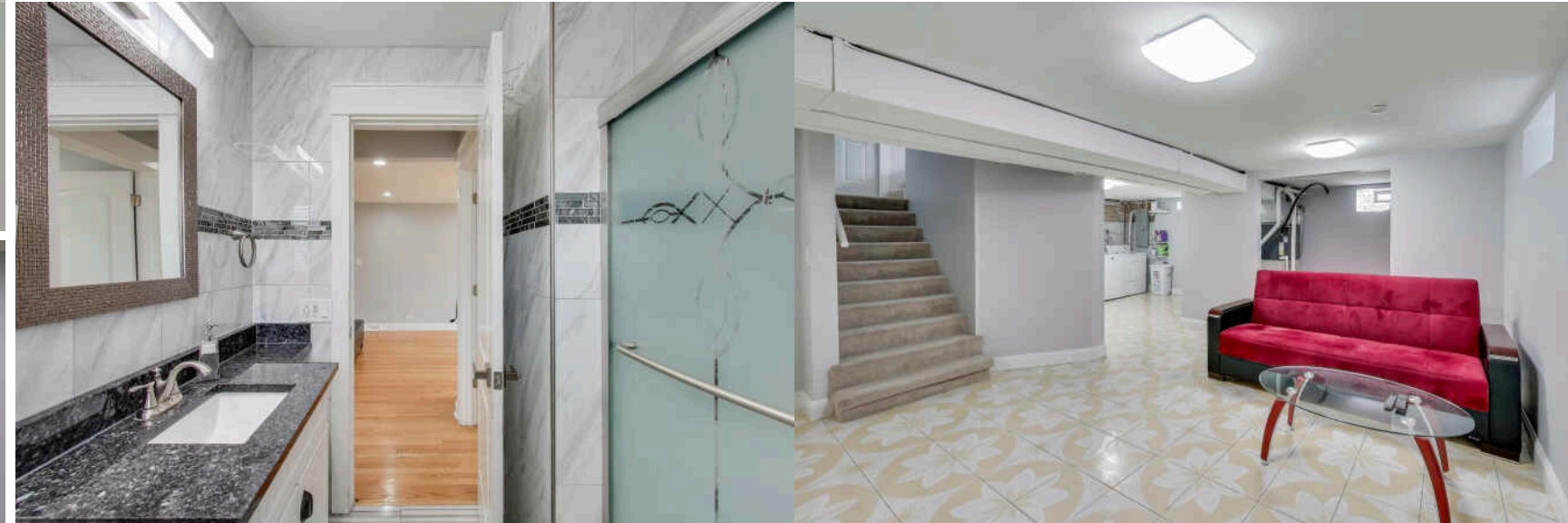
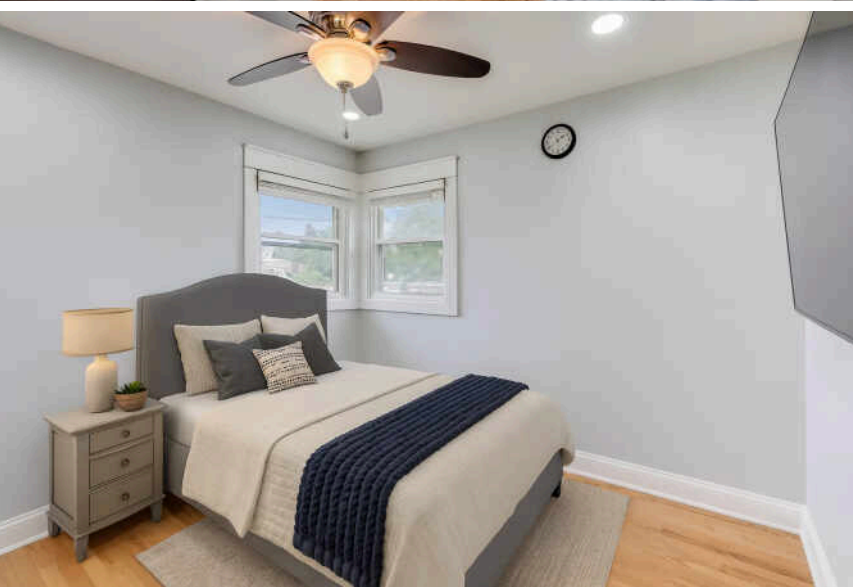
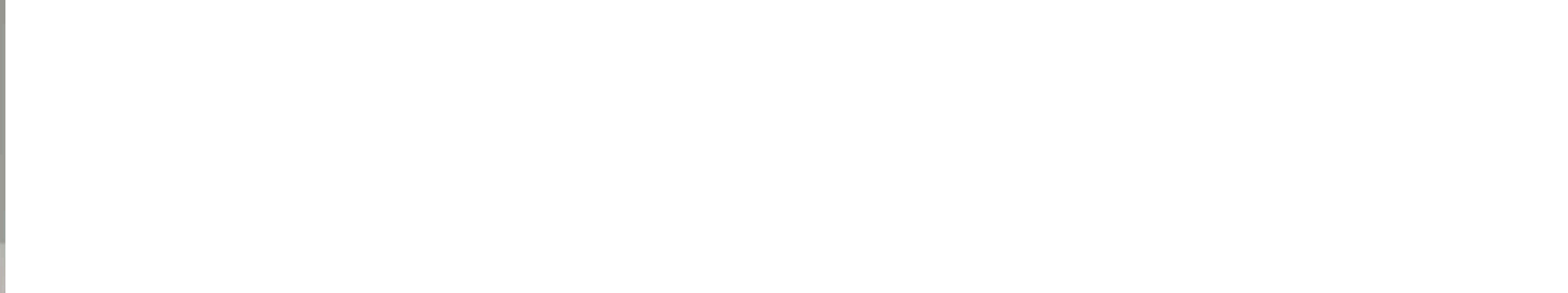




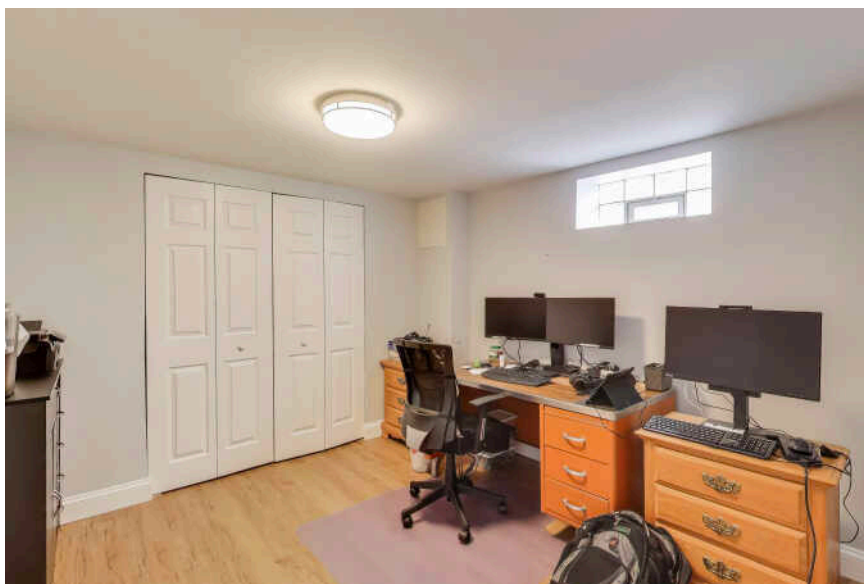
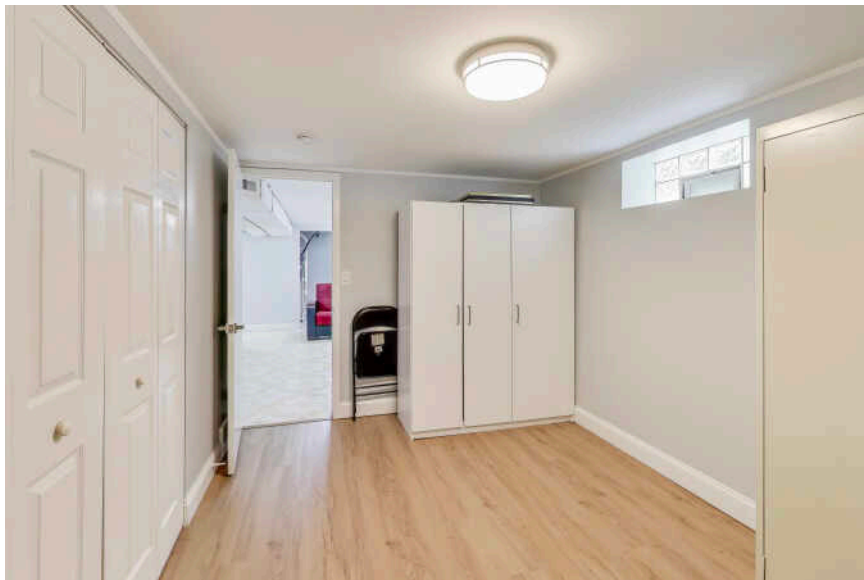
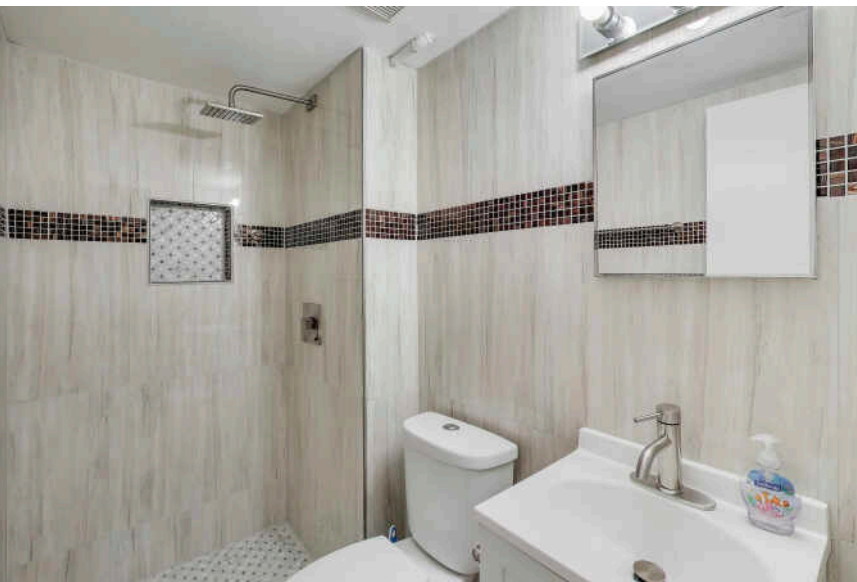




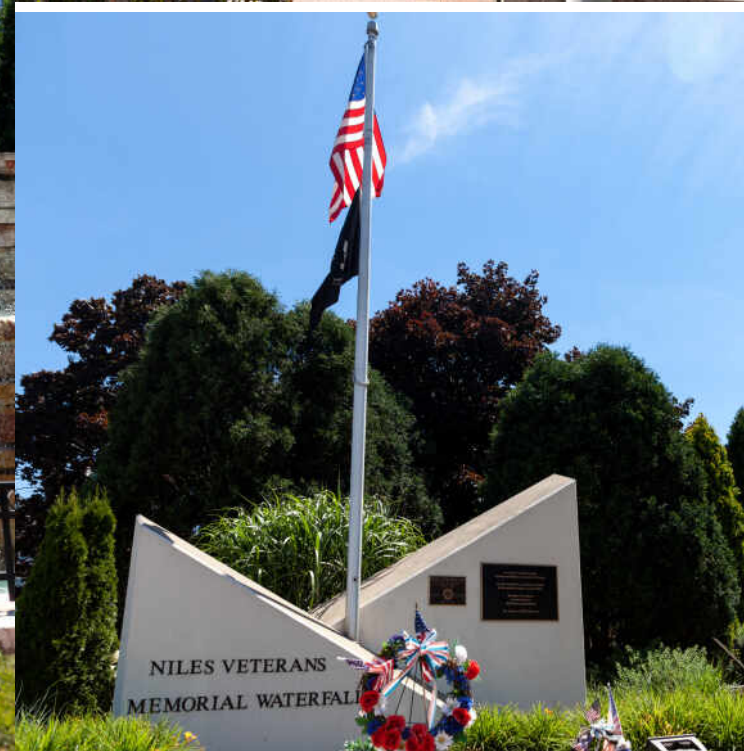












JUST 15 MINUTES FROM THE HUSTLE AND BUSTLE OF DOWNTOWN CHICAGO, THE VILLAGE OF **NILES** OFFERS QUIET RESIDENTIAL NEIGHBORHOODS SHADED BY TOWERING TREES.

Despite being outside the city, Niles still has a cosmopolitan vibe with its own half-size replica of the Leaning Tower of Pisa and active Sister Cities program, promoting cultural exchanges. The community also has a strong commitment to sustainability, converting vacant land into the Farm on Franks, a community garden, and educational experience.

Niles homebuyers will find a variety of homes in several styles and price ranges from condominiums to well-maintained bungalows and new-construction single-family homes.

Niles residents have several transportation options including two nearby Metra rail lines providing direct service to downtown Chicago and a free bus for travel within the village. Commuters can also take a public bus to catch the CTA's Blue and Yellow Lines.





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