



**FACTS & FIGURES:**

- Subdivision: American University Park
- Lot: 8. Square:1566
- Taxes: \$7272
- Year Built: 1954
- Construction: Brick/Stone
- Roof: Composition (2019)
- Floors: Hardwood
- Fireplace: Living room
- Heat: Forced air, gas
- Cool: Central A/C
- Lot size: 4080 sq ft
- Storage shed

**OFFERED AT: \$ 939,000**

AT THE TOP AGAIN!

EVERS & CO. REAL ESTATE

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Evers & Co. Top Team

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*Information deemed reliable not guaranteed*



**4518 Albemarle Street NW**  
Washington, DC 20016

**SUSAN BERGER & ELLEN SANDLER**



Offered at: \$939,000



**SUSAN BERGER & ELLEN SANDLER** are pleased to present this classic American University Park colonial located in one of the District's most desirable neighborhoods. A covered portico, spacious rooms, 3 bedrooms, 2 ½ baths, main level family room, finished basement and large flat rear yard make this an appealing home to either live in or expand.

**FIRST FLOOR:**

- Covered portico
- Entry foyer
- Spacious living room with fireplace, hardwood floors, and wonderful light
- Gracious dining room with two exposures, & wood floors, and china closet
- Rear facing square kitchen with built in storage and desk area, exit to side yard
- Large family room with bay window and built ins; exit to rear yard
- Powder room

**SECOND FLOOR:**

- Three large bedrooms
- Full hall bath
- Pull down attic

**LOWER LEVEL:**

- Finished recreation room
- Full bath
- Utility room