



A11920945 SEFMLS© 2025



**Price: \$2,000**

**MLS Number: A11920945**

**Rental**

**631 NW 17th Ave, Fort Lauderdale, Florida 33311 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 836**

**Lot Square Feet: 3,964**

**HOA Fees:**

**Year Built: 1943**

**Community: LINCOLN PARK FIRST ADD**

**Subdivision: LINCOLN PARK FIRST ADD**

**Elementary School: James S. Hunt**

**Junior High: Westpine**

**High School: Dillard High**

## ABOUT THIS PROPERTY

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Welcome to this well-located property at 631 17th Ave in Fort Lauderdale, offering comfort, convenience, and easy access to the city has to offer. This three-bedroom, two-bathroom home features central A/C, washer and dryer, and a functional layout with well-proportioned living spaces. The property has been freshly painted and upgraded with brand-new impact windows, new tile, and updated bathrooms, providing a modern and move-in-ready feel. Conveniently located minutes from downtown Fort Lauderdale Park, the home is also close to major highways, shopping, dining, public transportation, and entertainment options. Situated in a desirable neighborhood with strong rental demand and proximity to beaches and parks, this property is ideal as a primary residence or income-producing investment in one of South Florida's most sought-after markets.

# PROPERTY LOCATION

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