



Price: \$124,500

MLS Number: F10533389

Condo / Town Home

3211 SW 44th St Unit 105, Fort Lauderdale, Florida 33312 USA

Beds: 1

Baths: 1

Taxes: \$1,617

Living Area: 400

Unit: 105

HOA Fees: \$206

Waterfront: YES

Year Built: 1972

Community: CANAL GROVES

Subdivision: CANAL GROVES

Date Sold: 12/26/2025

ABOUT THIS PROPERTY

Move-In Ready, perfect for snowbirds or a starter condo. Building is located on the Dania Cut-Off Canal with ocean access. Parking spot directly in front of the door. Beautifully remodeled ground-floor end unit. New windows with storm protection, new Vinyl Plank flooring, new A/C, new Fans. Sleek kitchen-wood shaker cabinets, quartz countertops, ss appliances, pantry. The updated bathroom offers a clean, contemporary feel. HOA includes exterior maintenance and insurance. Community amenities include a recently updated private pool, BBQ and relaxing sitting area all overlooking the canal. New sea wall recently installed, and the building exterior will be painted soon. All assessments have been paid. Rare find with everything done.

PROPERTY
LOCATION



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