



A111928276 SEFMLS© 2026



**Price: \$458,000**

**MLS Number: A11928276**

**Condo / Town Home**

**520 SE 5th Ave Unit 2303, Fort Lauderdale, Florida 33301 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,447**

**Unit: 2303**

**HOA Fees: \$1,491**

**Year Built: 2006**

**Community: LAS OLAS BY THE RIVER CON**

**Subdivision: LAS OLAS BY THE RIVER CON**

**Elementary School: Croissant Park**

**Junior High: New River**

## ABOUT THIS PROPERTY

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"PRICE IMPROVEMENT! Welcome home to vibrant Downtown Fort Lauderdale living near Rio Vista. This expansive 3-bedroom comes complete with two assigned parking spots, making city living effortless. The building has just completed major capital improvements, including a newly updated gym, and the pool area offers a tropical retreat right outside your door. Best of all, the recent special assessment includes new restaurants, boutique shops, and the famous Riverwalk. Hop on the Water Taxi for a scenic ride to the beach or dinner. This is your chance for a private tour today!"

# PROPERTY LOCATION

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Image



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