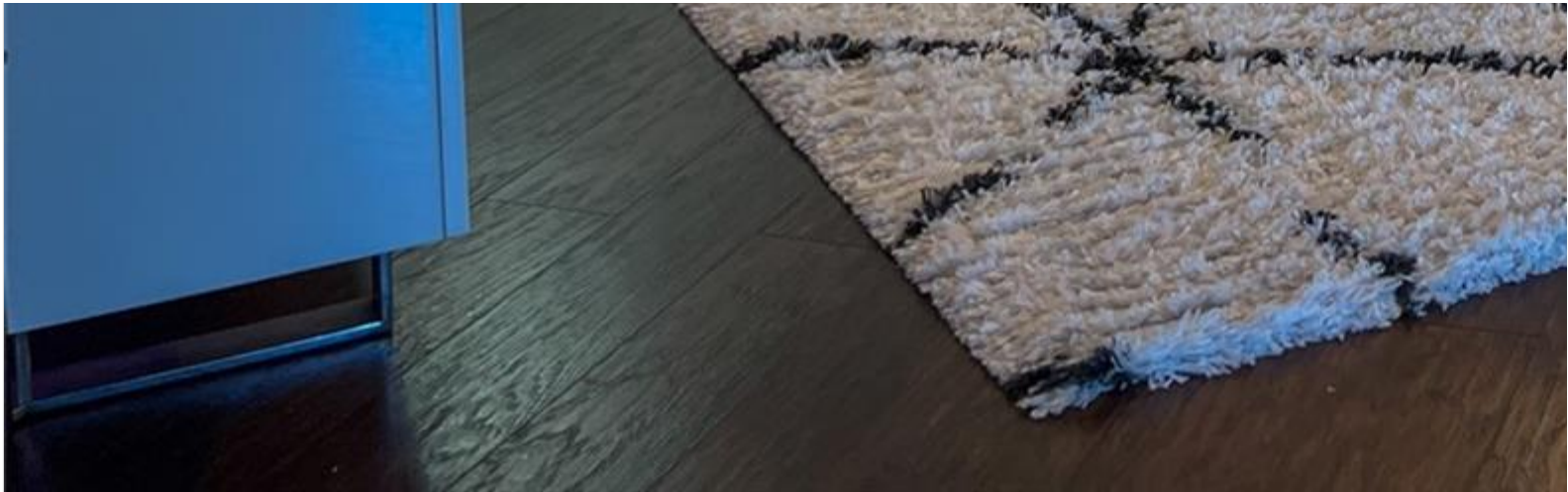




A11928276 SEFMLS© 2025



**Price: \$459,900**

**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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Welcome home to vibrant Downtown Fort Lauderdale living near Rio Vista! This expansive 3-bedroom, 2-bath residence features complete with two assigned parking spots, making city living effortless. The building has just completed major capital improvements. Enthusiasts will love the newly updated gym, and the pool area offers a tropical retreat right outside your door. Best of all, the location is perfect for walking and exploring on foot! You are minutes away from world-class restaurants, boutique shops, and the famous Riverwalk. Hop on the trolley and explore Broward County's most desirable locations. Schedule your private tour today!

# PROPERTY LOCATION

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Image



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