



**Rosewood**

**FOR SALE**

Rosewood Park, Regina, SK.

**MULTI-PHASED LAND DEVELOPMENT**



**JESSE GRIFFITH**

Sales & Leasing Manager

250 826 3626

[jgriffith@troikagroup.ca](mailto:jgriffith@troikagroup.ca)

Developed by:



# DEVELOPMENT OVERVIEW

Rosewood is a 160-acre multi-use development site in one of Regina's key growth areas, which is expected to accommodate approximately 4,700 residents. With St. Nicholas and Plainsview elementary schools, Park Play early learning daycare centre, and a neighbourhood park already in operation, this neighbourhood is well on its way to becoming a hub of activity. The approved Rosewood Concept Plan, developed through extensive consultation with stakeholders including the City of Regina and the community, outlines a promising vision for a thriving well structured neighbourhood.



# HIGHLIGHTS



## LOCATION

1462 Courtney St.  
Regina, SK



## AVAILABILITY

Phase 1 | 19.87 acres



## TRAFFIC COUNTS

4,000 daily average



## ZONING

Low-Medium-High Density  
Residential, Institutional &  
Commercial



## TIMING

Phase 1 | Summer 2024  
Phase 2 | Late 2024-2025



## ASKING PRICE

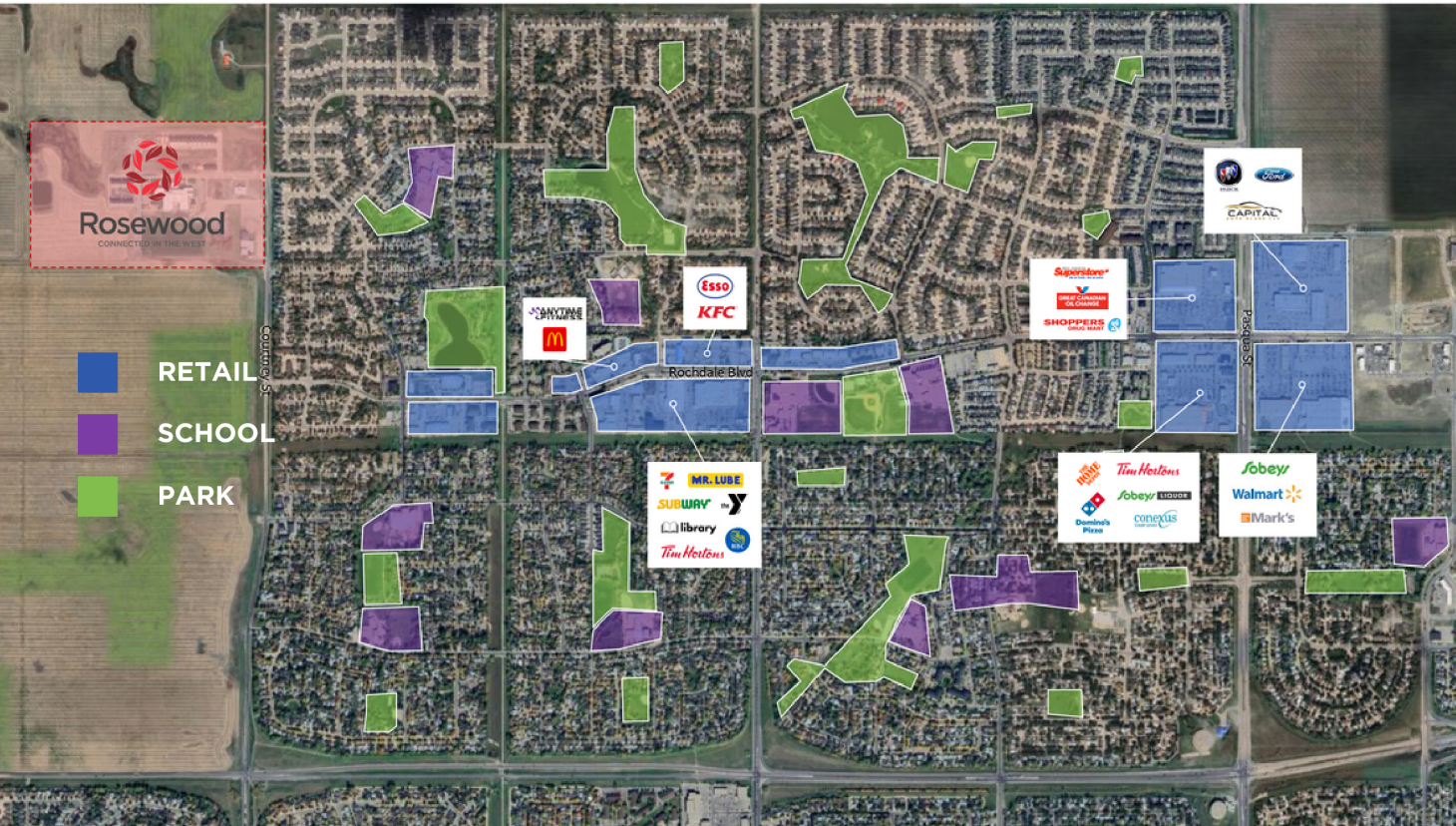
Starting at \$950,000/acre



## EXISTING AMENITIES

Two schools, parks,  
daycares, and rec facilities

# LOCATION OVERVIEW



## NOTABLE DRIVE TIMES

LOCATION	DRIVE TIME
Groceries	5 min.
Gas Station	4 min.
Bank	5 min.
International Airport	15 min.
Downtown Regina	20 min.
University of Regina	21 min.

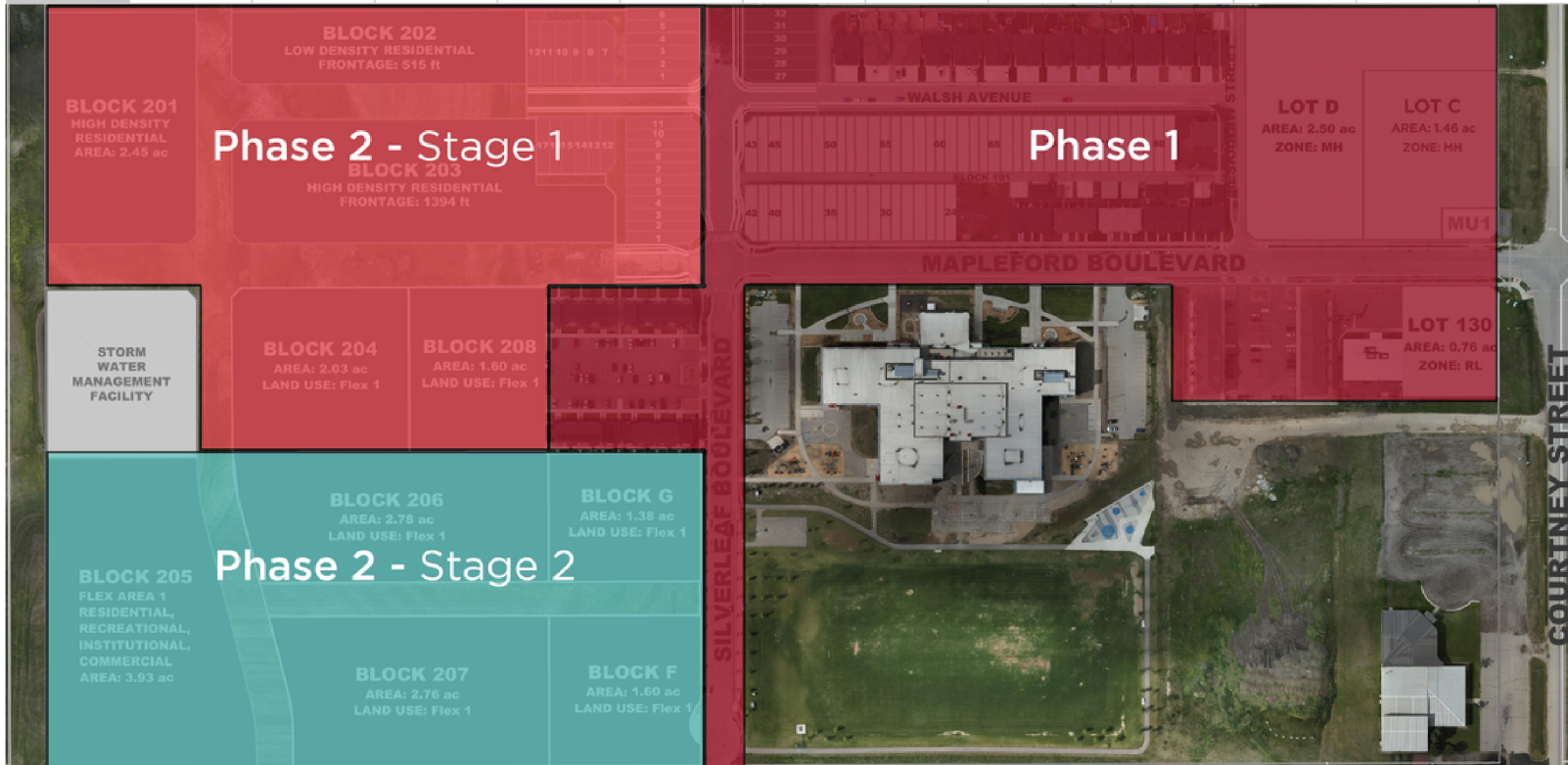
Located in Regina's growing Northwest, Rosewood is a beacon for family-oriented living, offering two elementary schools and natural amenities within the community, and a robust selection of daily services just moments away on Rochdale Blvd. This bustling boulevard provides retail stores, restaurants, health services, and more, ensuring that conveniences are at the fingertips of future residents. Rosewood's convenient location also offers easy access to Ring Road and the Regina Bypass.

Public transit options are readily available, providing seamless access across the city and fostering a connected community environment. This integration of convenience, connectivity, and lifestyle amenities highlights the significant growth potential for Rosewood as a well-positioned community.

# AVAILABLE LAND

# PHASES 1 & 2

Land	BLOCK 101	LOT 130	LOT C	LOT D	BLOCK 201	BLOCK 202	BLOCK 203 N	BLOCK 203 S	BLOCK 204	BLOCK 209	BLOCK 205	BLOCK 206	BLOCK 207	BLOCK 208
Status	For Sale	For Sale	For Sale	For Sale	<i>Pending</i>	For Sale	For Sale	For Sale	For Sale	For Sale	For Sale	For Sale	For Sale	For Sale
Price	\$3,500/ff	\$900K/ac	\$990K/ac	\$990K/ac	-	\$3,900/ff	\$3,900/ff	\$950K/ac	\$950K/ac	\$950K/ac	\$950K/ac	\$4,000/ff	\$4,000/ff	\$4,000/ff
Size	20'x100' Lots	0.76 ac	1.46 ac	2.50 ac	2.45 ac	1.51 ac	668' Frontage	1.94 ac	1.42 ac	1.12 ac	3.93 ac	836' Frontage	1840' Frontage	626' Frontage
Zoning	RL	RL	MH*	MH	RH*	RL*	RL*	RH*	RH*	RH*	Flex Area 1	RN*	RN*	RN*
Servicing	Serviced	Serviced	2024	Serviced	2024	2024	2024	As Sold	As Sold	As Sold	As Sold	As Sold	As Sold	As Sold

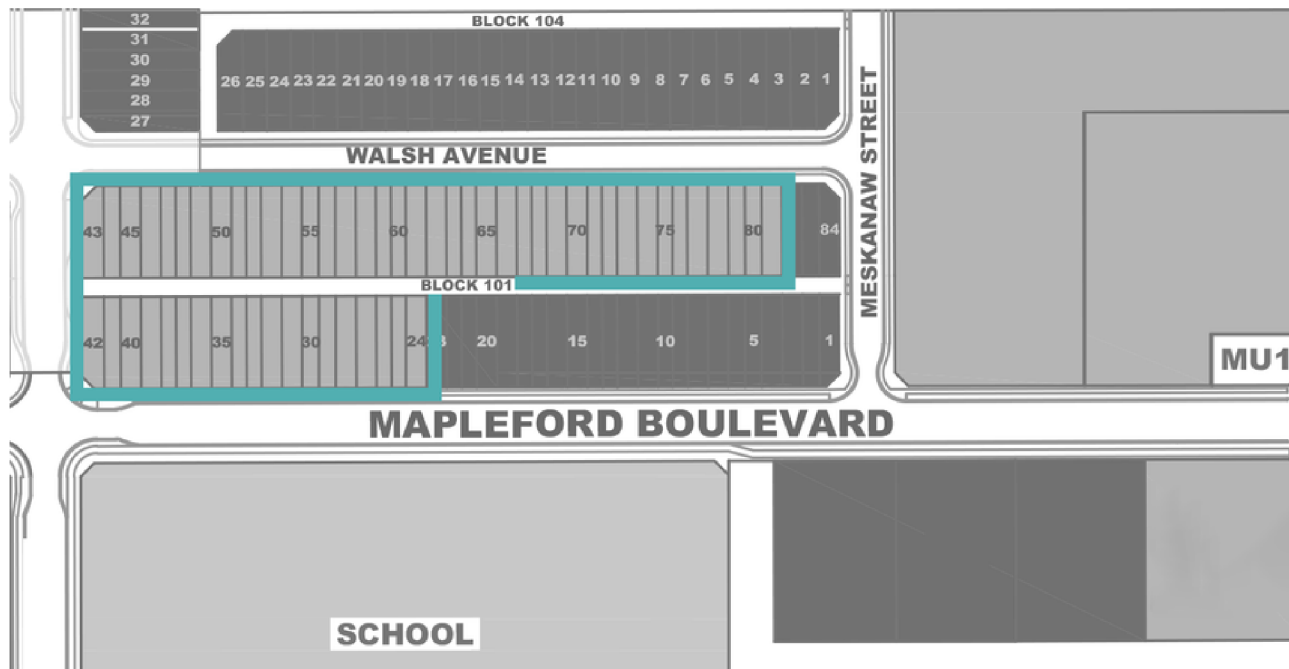


*\*Future zoning based on land-use and concept plan.*

# BLOCK 101 | TOWNHOUSE

FOR SALE

Municipal Address	7313-7777 Walsh Avenue
Legal Description	Lots 24-81 Block 101 Plan 102404584
Zoning	RL - Residential Low-Rise
Lot Size	18-22'   Various configurations available
List Price	\$3,500 ff



**18-22'**

Lot Widths

**1.0 FAR**

Density

**50%**

Max Site Coverage

**20 m**

Max Height

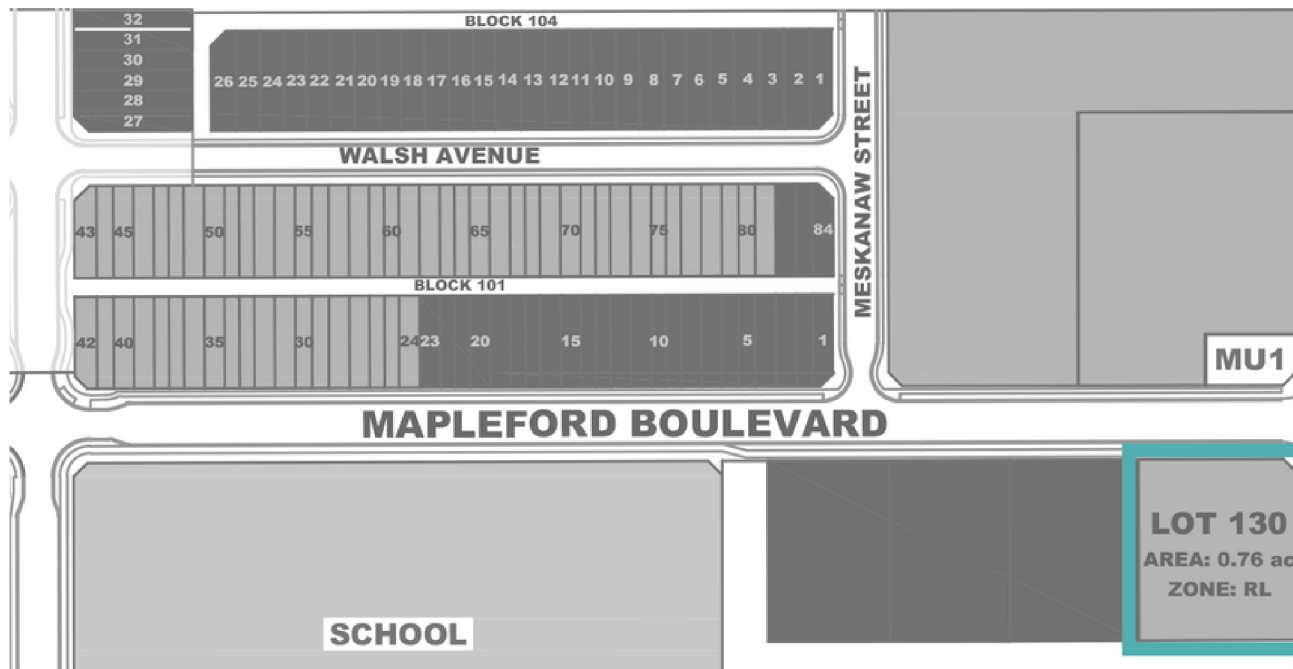
Permitted Uses

- Duplex
- Rowhomes
- Townhomes
- Stacked Townhouse

# LOT 130 | MULTI-FAMILY

FOR SALE

Municipal Address	1457 N Courtney Street
Legal Description	Block 130 Plan 102335385 Ext.1
Zoning	RL - Residential Low-Rise
Lot Size	0.76 acres
List Price	\$684,000



**.76 acres**

Site Area

**3.0 FAR**

Density

**60%**

Max Site Coverage

**20 m**

Max Height

Permitted Uses

- Apartment Building
- Rowhomes
- Townhomes

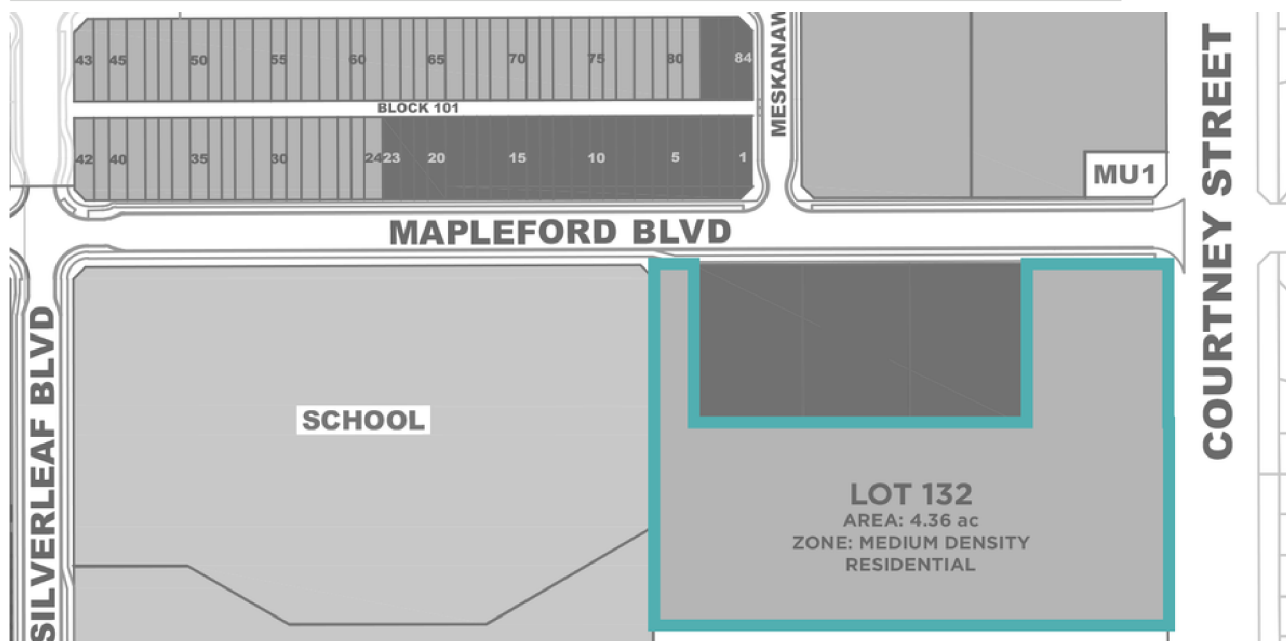
Discretionary Uses

- Daycare
- Place of Assembly
- Planned Group

# LOT 132 | MULTI-FAMILY

FOR SALE

Municipal Address	1300 N Courtney Street (part of)
Legal Description	Plan 102387371 Block A (part of)
Zoning	Medium Density Residential / UH
Site Size	4.36 acres
Geotechnical	13m+ High plastic clay over clayey silt, sand, and glacial till
Environmental	Phase 1 ESA Complete - No risk, PH2 not recommended
List Price	Inquire



4.36 acres

Site Area

3.0 FAR

Density

60%

Max Site Coverage

20 m

Max Height

## Permitted Uses

- Apartment Building
- Rowhomes
- Townhomes

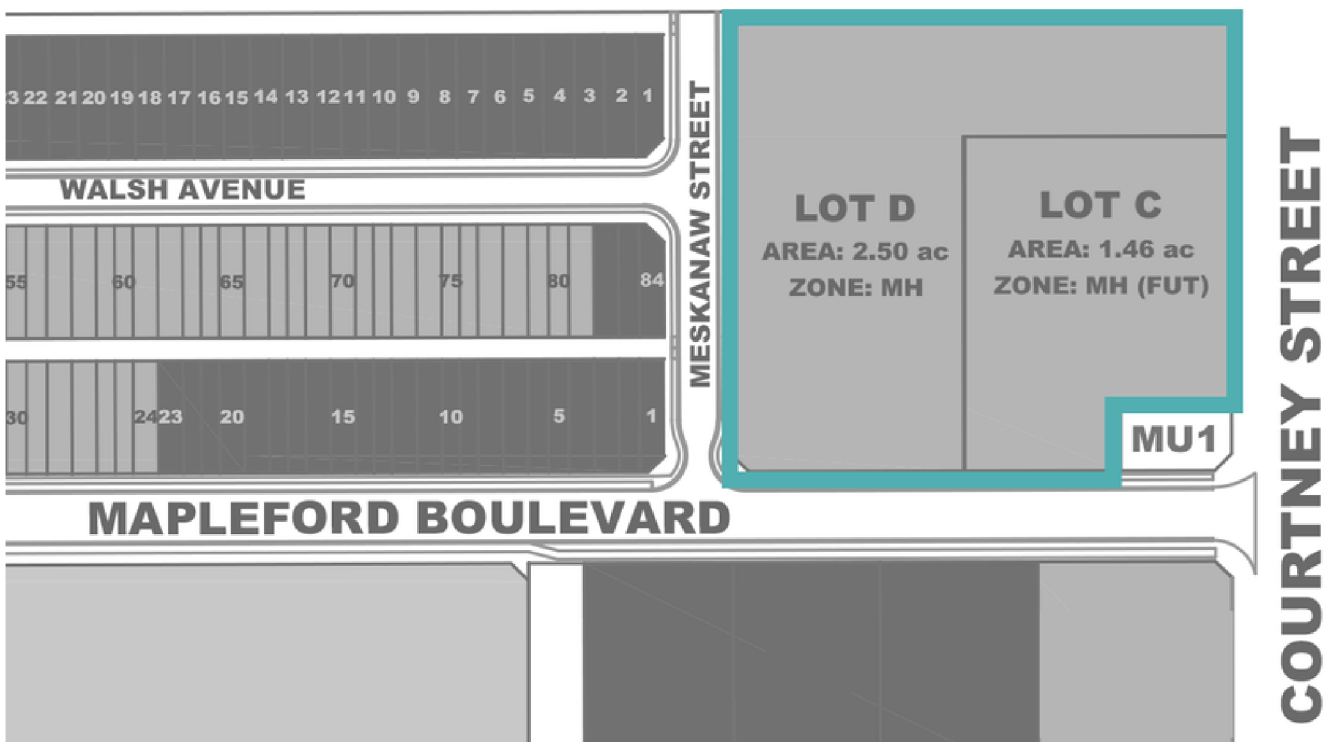
## Discretionary Uses

- Daycare
- Place of Assembly
- Planned Group

# BLOCK C/D | COMMERCIAL

FOR SALE

Municipal Address	1457 N Courtney Street
Legal Description	Portion LSD 1 in SE 9-18-20-W2
Zoning	MH - Mixed High-Rise
Site Size	+/- 4.0 acres
List Price	\$4,100,000



4.0 acres

Site Area

4.0 FAR

Density

90%

Max Site Coverage

20 m

Max Height

Permitted Uses

- Apartment Building
- Townhomes
- Commercial Retail
- Service Station
- Car Wash
- Office Uses
- Showroom
- Institutional



# BLOCK 202 | PHASE 2 (2024)

FOR SALE

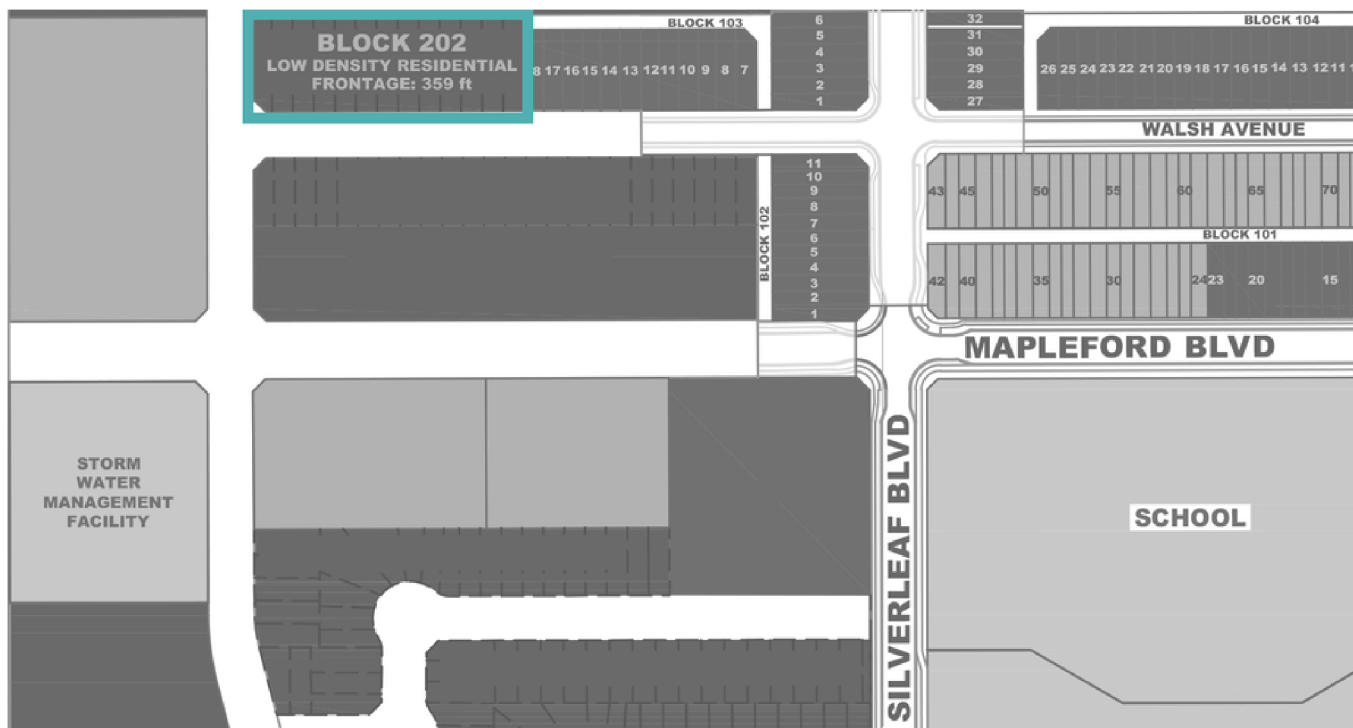
Municipal Address TBD

Legal Description To be subdivided

Zoning RL - Residential Low-Rise

Site Size 359 ff; Various configurations

List Price \$3,900 ff



18-24'

Lot Widths

3.0 FAR

Density

60%

Max Site Coverage

20 m

Max Height

Permitted Uses

- Duplex
- Rowhomes
- Townhomes
- Stacked Townhomes

# BLOCK 203 N | PHASE 2 (2024)

FOR SALE

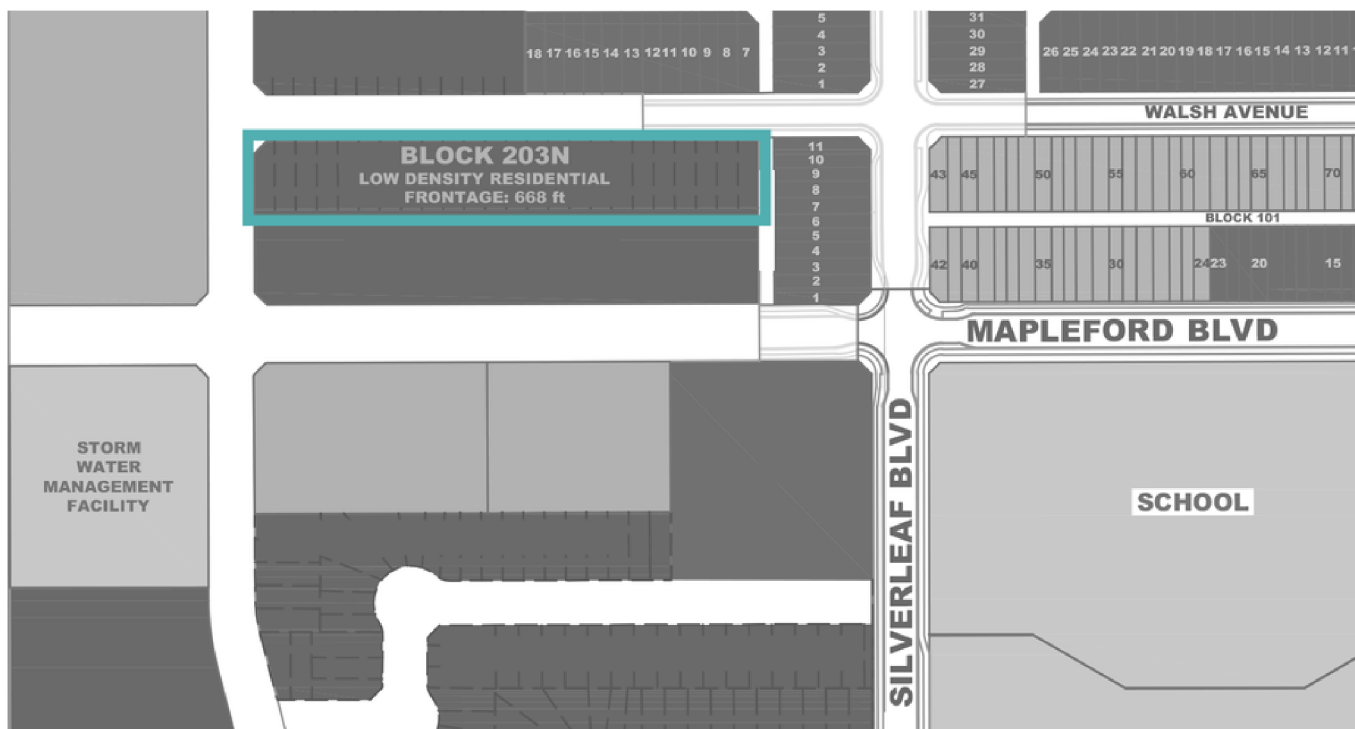
Municipal Address 1457 N Courtney Street

Legal Description Portion of LSD 1 in SE 9-18-20-W2

Zoning RL - Residential Low-Rise

Site Size 668 ff; Various configurations

List Price \$3,900 ff



18-24'

Lot Widths

3.0 FAR

Density

60%

Max Site Coverage

20 m

Max Height

Permitted Uses

- Duplex
- Rowhomes
- Townhomes
- Stacked Townhomes



Rosewood

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