

\$275,000 - A&b 2614 Elliott Drive, Regina

MLS® #SK020388

\$275,000

6 Bedroom, 2.00 Bathroom, 1,728 sqft
Single Family on 0.24 Acres

Arnhem Place, Regina, Saskatchewan

Prime Redevelopment Opportunity on a Prestigious Cul-de-Sac! Attention investors, developers, and visionaries! Situated on one of Regina's most beautiful and sought-after cul-de-sacs, this full duplex on Elliot Drive offers endless potential. Nestled near scenic Douglas Park and easily accessible from Broadway Avenue, this property sits at the end of the bay on an impressive 10,000+ sq. ft. pie-shaped lot – an ideal setting for your next project. Whether you're looking to design a stunning single-family home or explore a multi-family residential build, the possibilities are wide open thanks to the City of Regina's Housing Accelerator Fund and the property's RN zoning within the 2019 Intensification Area. Currently configured as a duplex, each side features three bedrooms (one on the main floor and two upstairs), a kitchen, and a four-piece bathroom. This property does have many updated features, like the windows, kitchens and flooring but does still require TLC. The basements are undeveloped and house the laundry. The south-facing backyards are private and treed, with wood decks, fencing, and convenient back alley access. With many homes on this block already revitalized, this property presents a rare chance to invest in one of Regina's most desirable neighbourhoods – whether you choose to redevelop, live in one side and rent the other, or hold as part of your rental portfolio. Don't miss this



incredible opportunity to build something
exceptional in a location thatâ€™s second to
none. (id:6289)

Built in 1946

Essential Information

Listing #	SK020388
Price	\$275,000
Bedrooms	6
Bathrooms	2.00
Square Footage	1,728
Acres	0.24
Year Built	1946
Type	Single Family
Sub-Type	Freehold

Community Information

Address	A&b 2614 Elliott Drive
Subdivision	Arnhem Place
City	Regina
Province	Saskatchewan
Postal Code	S4N3H7

Amenities

Features	Treed, Irregular lot size, Lane, Paved driveway, Sump Pump
Parking	Gravel, None, Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Stove
Heating	Natural gas Forced air
# of Stories	2

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	RE/MAX Crown Real Estate
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