



DEVERAUX
APARTMENT COMMUNITIES

THE TERRACE AT ACRE 21

3991 SPRING STREET
REGINA, SK



THE DEVERAUX DIFFERENCE



We go the extra mile.

From your initial rental inquiry, to the application process, to after-hours maintenance, our dedicated and experienced on-site team has you covered with 24/7 customer care.



Resident-focused design.

From thoughtfully designed floor plans, to full size stainless steel appliances, and contemporary suite finishes, our suites are designed to suit your lifestyle.



Premium locations.

Enjoy a variety of walking and cycling paths, popular retailers, professional services, trendy restaurants and more – all on your doorstep.



Curated resident programming.

Connect with your neighbours from your community and beyond with monthly virtual and in-person resident events including exercise classes, paint nights, community barbeques, and more.



Convenient amenity spaces.

Host an event, work out with a friend, or play billiards with your neighbours – all from your community's Resident Lounge & Fitness Centre.



THE TERRACE AT ACRE 21



Experience private rooftop patios, walk-up balconies, contemporary design, and an unbeatable location at The Terrace at Acre 21 – a pet-friendly community* like no other.

Choose from luxury 1-, 2- and 3-bedroom apartments and townhomes for rent. All suites are equipped with full-size, stainless steel appliances, in-suite laundry, and contemporary finishes including quartz countertops and luxury vinyl plank flooring.

You can host a private event, have a movie night, complete a workout, and so much more in an exclusive resident clubhouse complete with a lounge, café-style study room, and commercial-grade fitness centre.



*Pet Restrictions Apply

AMENITIES

The Terrace at Acre 21 offers a premium resident experience that combines unique and high-quality suite features and convenient building amenities.

Suite Features

- Private rooftop patios*
- Walk-up balconies**
- Walk-in closets
- High gloss cabinets
- Quartz countertops
- Front load laundry
- Stainless steel appliances
- Luxury vinyl plank flooring



*3-bedroom townhome suites
**1-bedroom townhome suites

Building Features

- Underground parking*
- 24/7 customer care
- Commercial-grade fitness centre
- Event space with kitchen
- Games area
- IT/Business space
- E-commerce package locker
- Video surveillance
- Indoor bike storage
- Keyless entry*



*Apartment suites
Images shown are for reference only

NEIGHBOURHOOD

The Terrace at Acre 21 is located in the vibrant and growing Greens on Gardiner neighbourhood of southeast Regina. Nestled next to the Acre 21 retail hub, you will be walking distance from a variety of restaurants, Save-On-Foods, elementary schools, various professional services, and more. If you are a fan of the outdoors, The Terrace at Acre 21 is also surrounded by an abundance of parks and walking paths for you to enjoy.

Restaurants

- Boston Pizza (100m)
- Cinnaholic Gourmet Cinnamon Rolls (100m)
- Domino's Pizza (50m)
- DQ Grill & Chill (150m)
- Guac Mexi Grill (50m)
- McDonald's (100m)
- MeltWich Food Co. (100m)
- Prairie Donair (100m)
- Popeyes Louisiana Kitchen (<50m)
- Starbucks (<50m)
- Tipsy Samurai (150m)

Parks & Greenspace

- Green Meadow Park (800m)
- Plains Minnow Park (1.1km)
- Ripplinger Park (1.2km)
- Wascana View Park South (2.0km)
- Yellow Rail Park (240m)

Medical

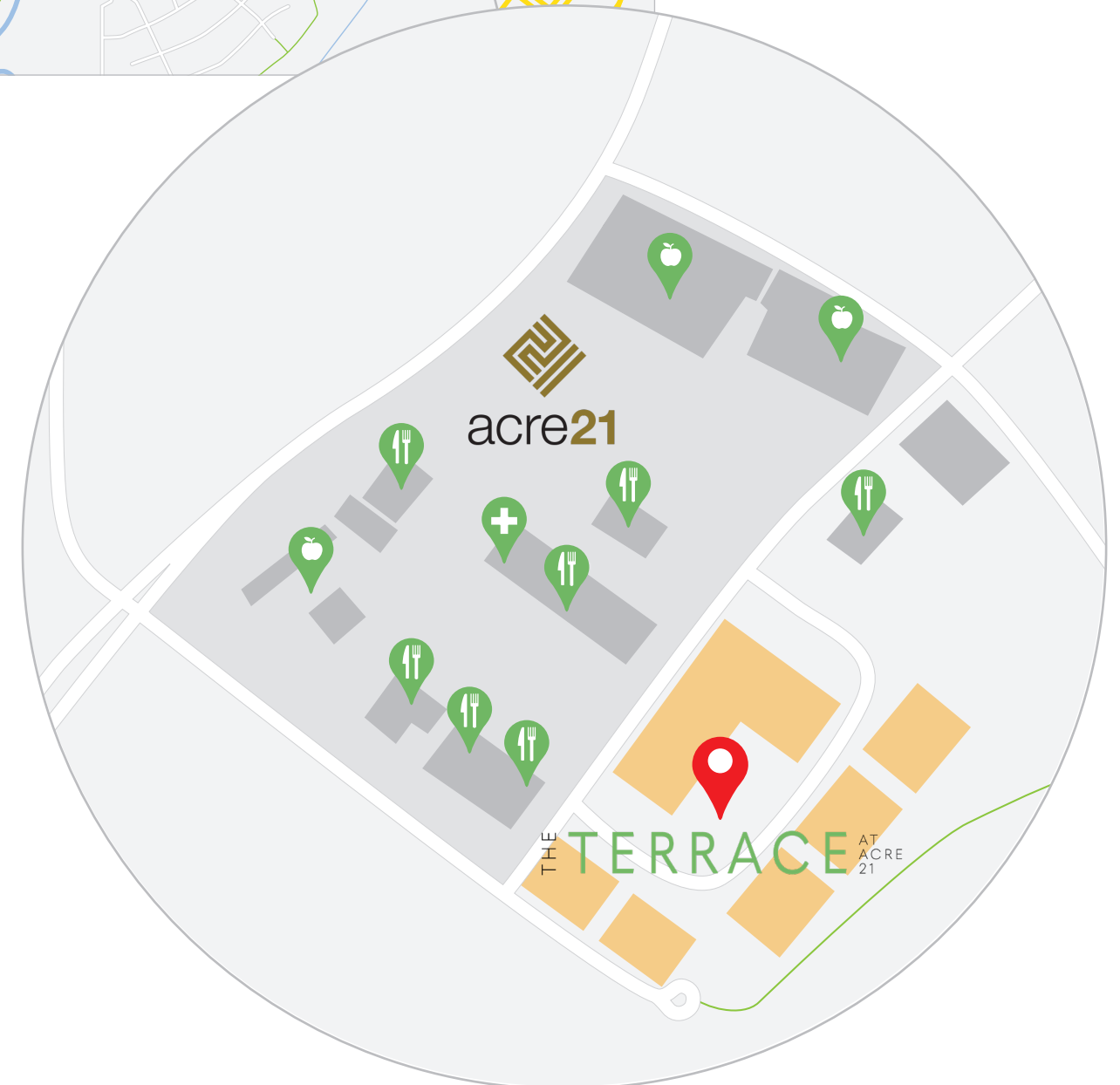
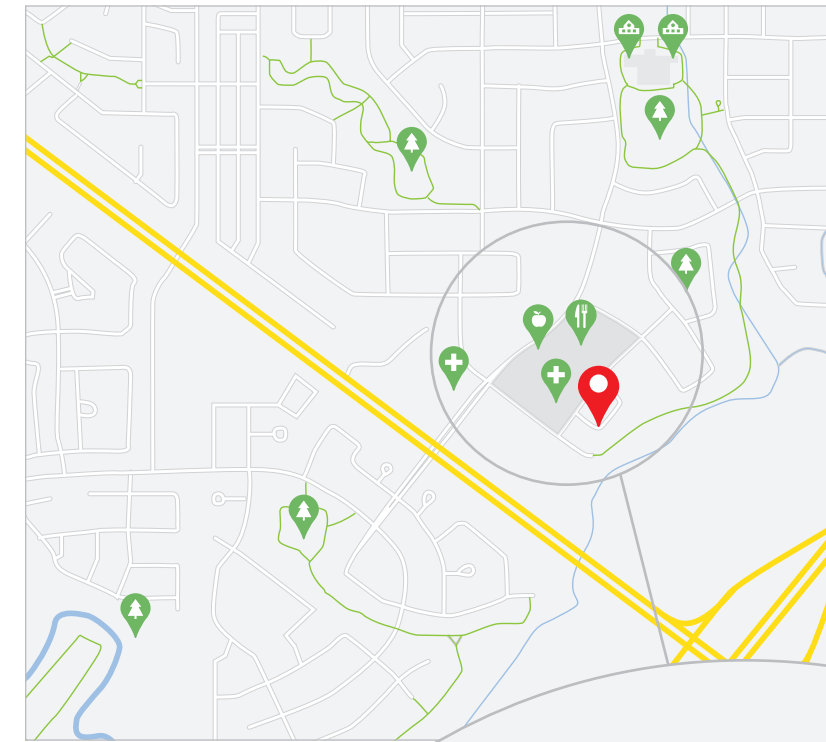
- Acre 21 Dental Clinic (125m)
- Greens Medical Clinic (250m)

Schools

- École Wascana Plains School (1.1km)
- St. Elizabeth Elementary School (1.4km)

Grocery

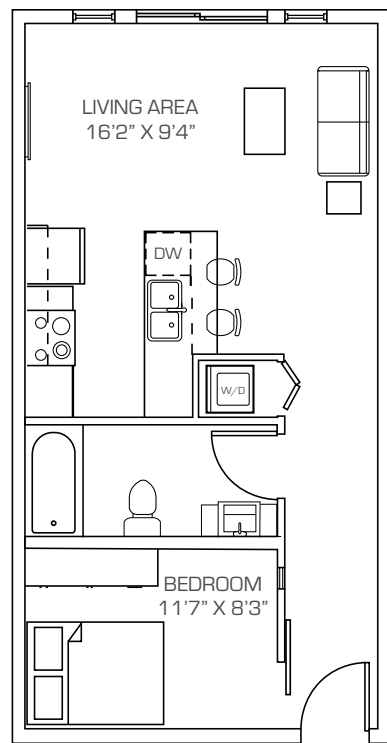
- Co-Op Gas Bar (150m)
- Save-On-Foods (150m)
- Shoppers Drug Mart (150m)



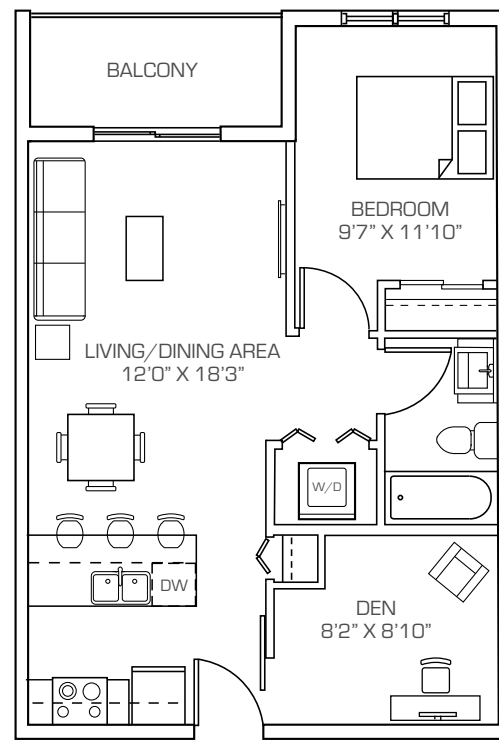
FLOOR PLANS

1-Bedroom Apartment Suites

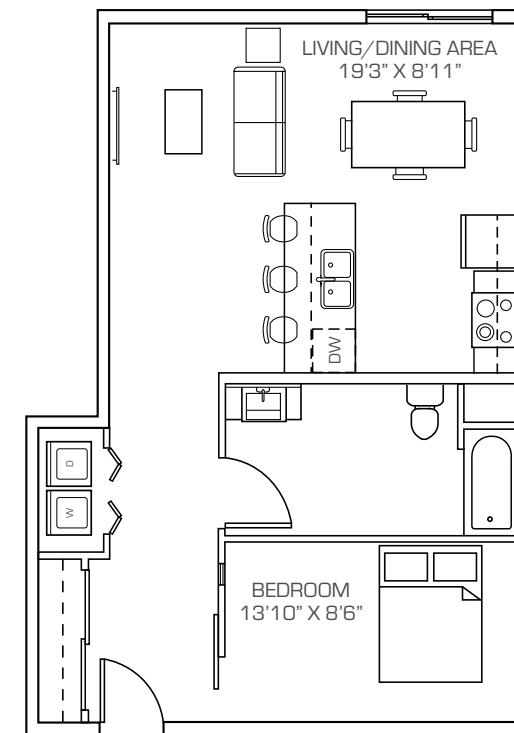
The Terrace at Acre 21 offers a unique combination of townhomes and apartments for rent. Our 1-bedroom apartments vary in size and can include a private balcony or den that can be used as a home office, storage room, or space for guests.



1A
1 BED + 1 BATH
559 sq. ft.



1B
1 BED + 1 BATH + DEN
675 sq. ft.



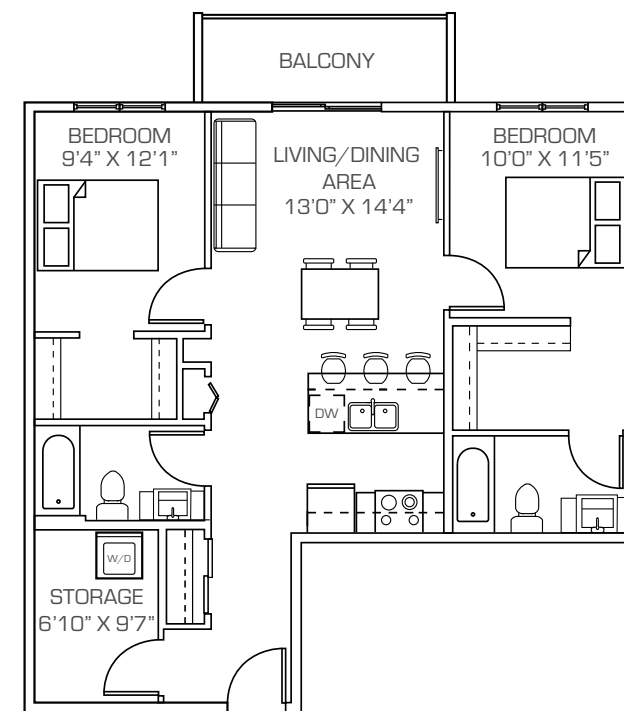
1C
1 BED + 1 BATH
707 sq. ft.



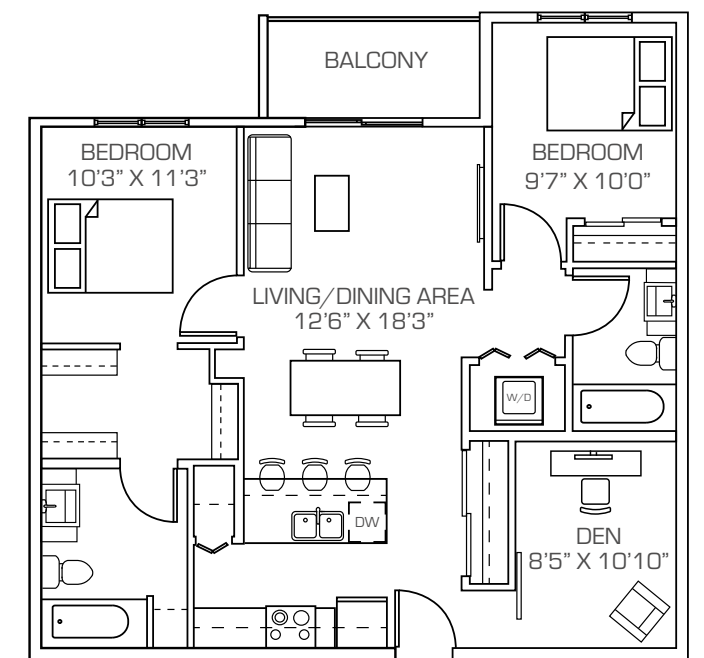
FLOOR PLANS

2-Bedroom Apartment Suites

The 2-bedroom apartments at The Terrace at Acre 21 offer configurations with generously sized laundry and storage room, or den adjacent to the entrance. Enjoy a spacious walk-in closet, a full en suite bathroom, private balcony, and generous closet space throughout.



2A
2 BED + 2 BATH + STORAGE
926 sq. ft.



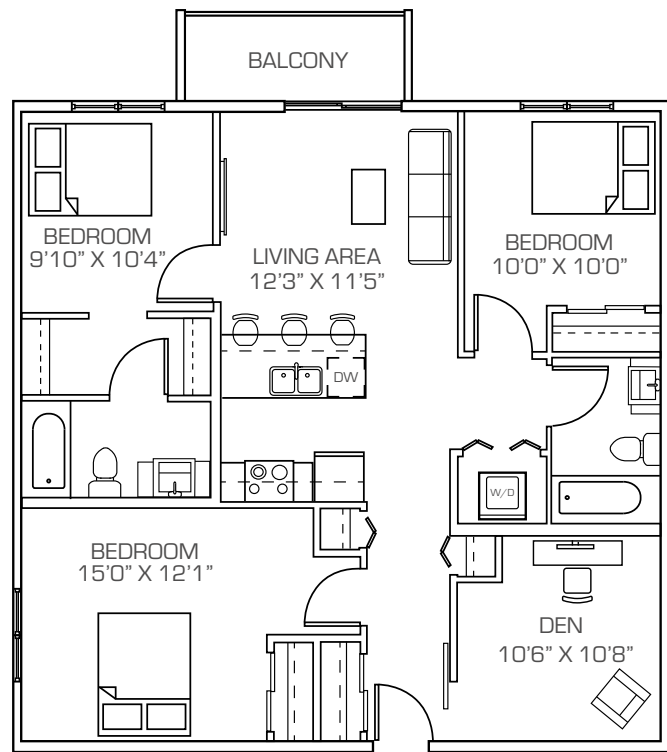
2B
2 BED + 2 BATH + DEN
979 sq. ft.



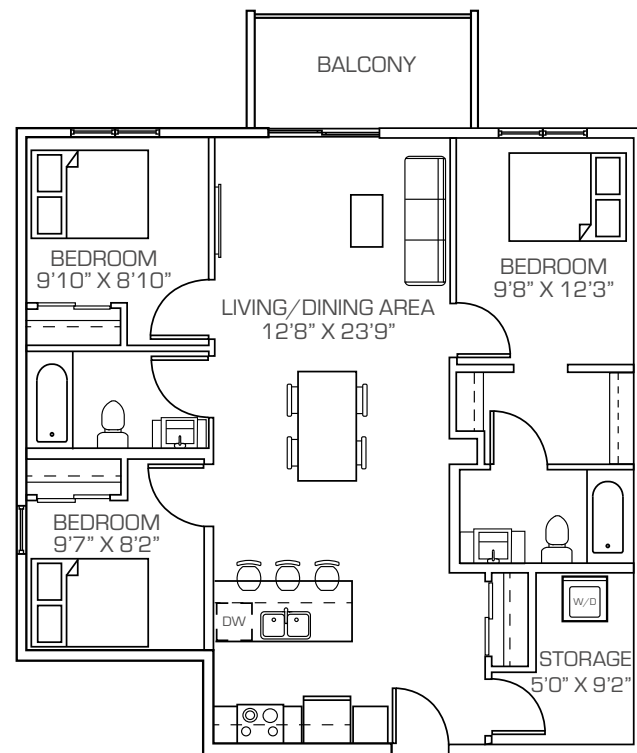
FLOOR PLANS

3-Bedroom Apartment Suites

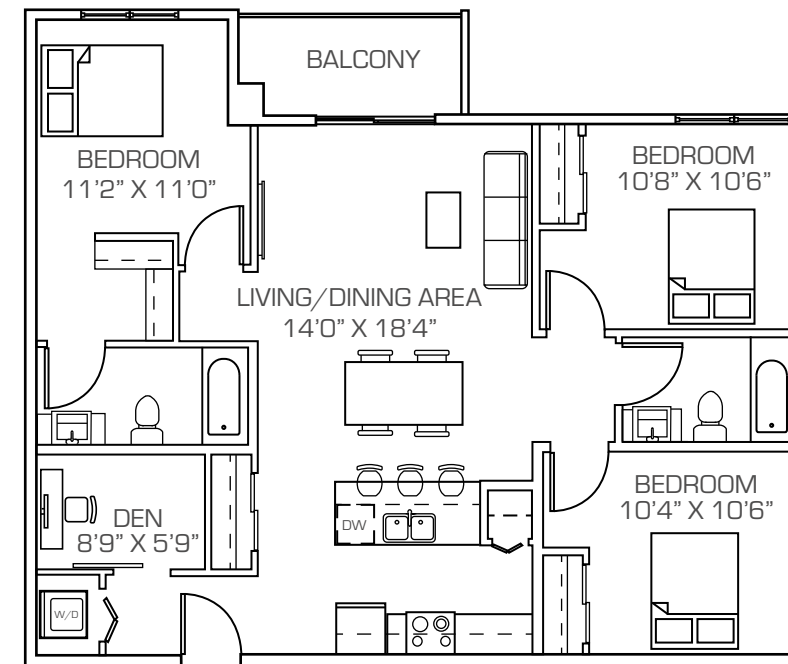
Our 3-bedroom apartments at The Terrace at Acre 21 feature an en suite bathroom and closet off the master bedroom, a den or storage room, and ample space for entertaining with a kitchen island and area for an additional dining set. Each of the 3-bedroom apartment plans also offer a private balcony and closet off the entry.



3A
3 BED + 2 BATH + DEN
1095 sq. ft.



3B
3 BED + 2 BATH
1100 sq. ft.



3C
3 BED + 2 BATH + DEN
1158 sq. ft.

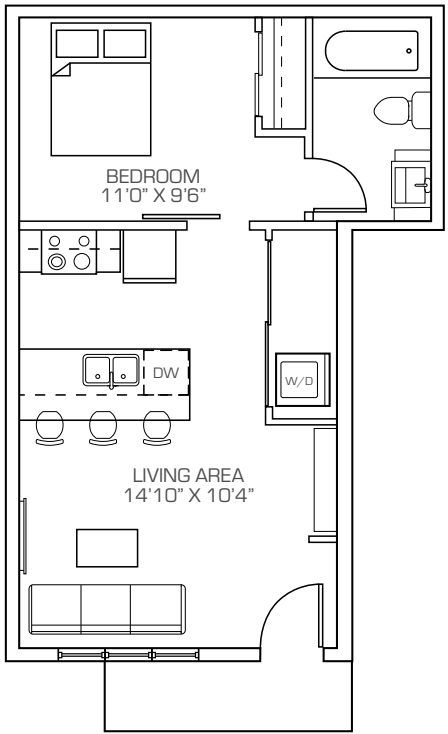




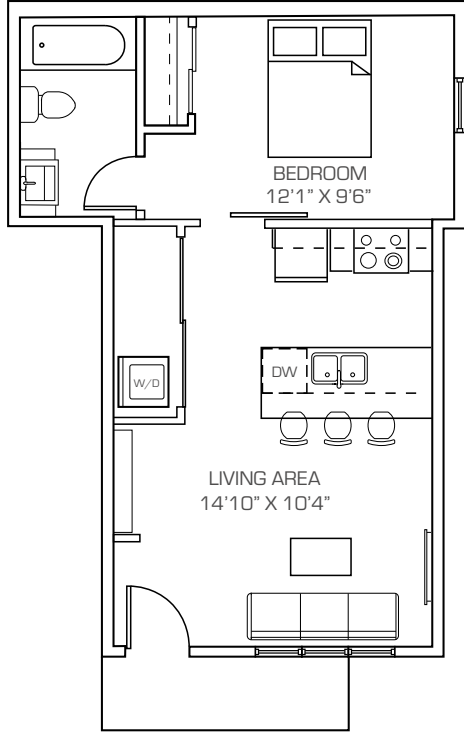
FLOOR PLANS

1-Bedroom Townhome Suites

The 1-bedroom townhomes at The Terrace at Acre 21 are located on the main level of each townhome building, and feature a ground level walk-up patio, ample storage space and large, modern windows.



T1A
1 BED + 1 BATH
502 sq. ft.

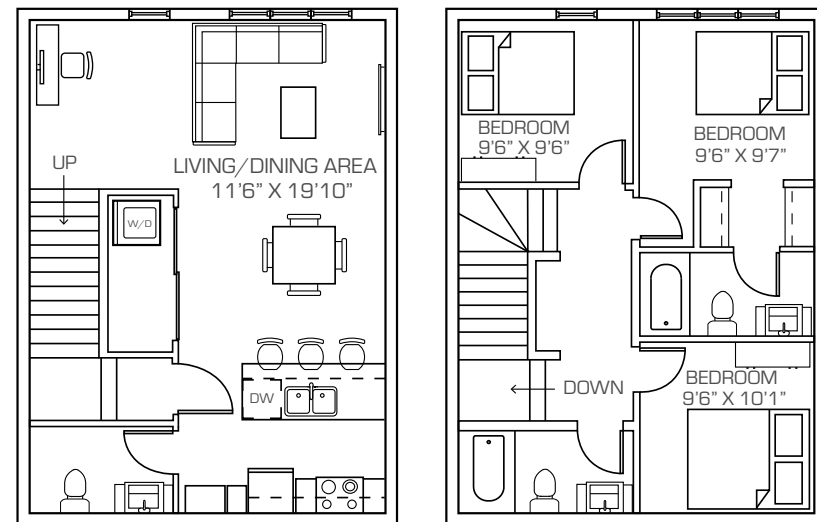


T1B
1 BED + 1 BATH
516 sq. ft.

FLOOR PLANS

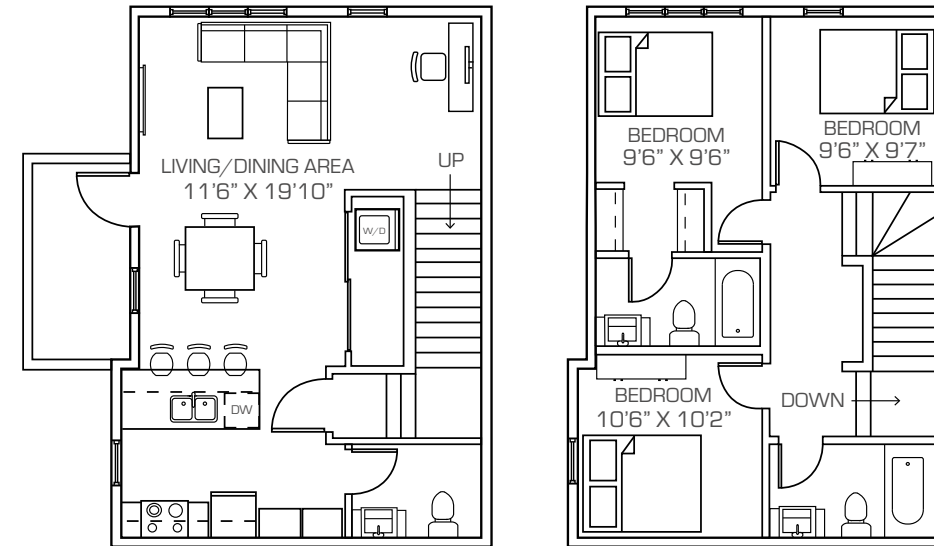
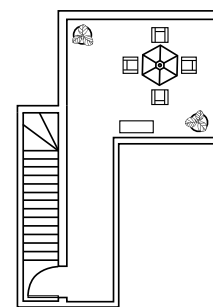
3-Bedroom Townhome Suites

Enjoy premium townhome living with our 3-bedroom townhome suites. The main floor offers a private balcony off the kitchen*, and an open-concept dining and living area perfect for entertaining. On the second floor you will find 3 bedrooms, which includes a master bedroom with walk-in closet and full en suite bathroom. Here you will also find a staircase that leads to your private rooftop patio, complete with glass railing, privacy barrier, and expansive views of the prairie landscape.



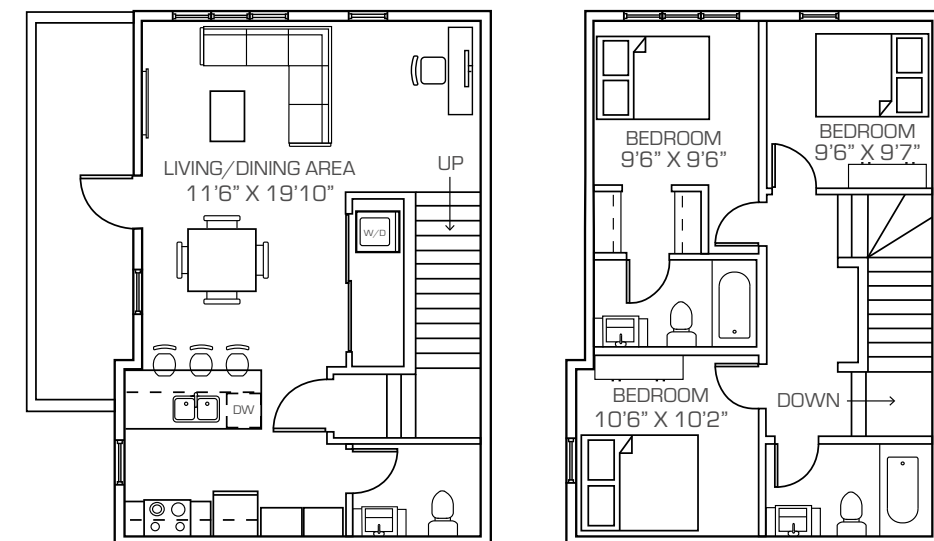
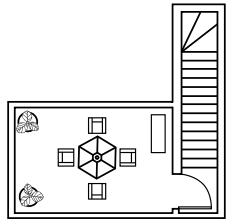
T3A
3 BED + 2.5 BATH
1175 sq. ft.

ROOFTOP PATIO
258 sq. ft.



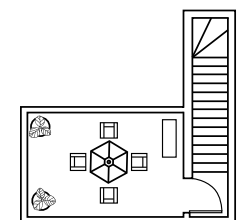
T3B
3 BED + 2.5 BATH
1203 sq. ft.

ROOFTOP PATIO
146 sq. ft.



T3C
3 BED + 2.5 BATH
1095 sq. ft.

ROOFTOP PATIO
146 sq. ft.



OUR STORY

Deveraux Apartment Communities is an award-winning property manager that focuses on providing an enriched resident experience with convenient locations, value-added on-site amenities, and exceptional customer service.

Deveraux Apartment Communities has grown over the past decade to include amenity-rich apartments and townhomes in Winnipeg, Edmonton, and Calgary, while maintaining our proud prairie roots in Regina, Saskatchewan.

The Deveraux Apartment Communities team is committed to providing a best-in-class resident experience, with the goal of surpassing the expectations of our valued residents.

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