

ENGEL & VÖLKERS

3258 Bannan Way

BLOSSOM PARK



PROPERTY DESCRIPTION

Well maintained and thoughtfully updated, this 3-bedroom, 2-bath townhouse condo features bright open living spaces, a finished basement, mini split heating and cooling, and a private fenced backyard. Located on a quiet residential loop in Blossom Park, the home is close to parks, schools, shopping, and everyday amenities.

PROPERTY HIGHLIGHTS



3 BEDROOMS



2 BATHROOMS



1 PARKING





Room Dimensions

Main Floor

- Kitchen: 9'0" x 10'2"
- Dining Room: 13'7" x 7'11"
- Living Room: 9'11" x 17'9"
- Foyer: 9'5" x 4'0"

Second Floor

- Primary Bedroom: 10'11" x 15'11"
- Bedroom 2: 9'0" x 14'6"
- Bedroom 3: 10'7" x 8'5"
- Bathroom: 10'4" x 4'11" (4 Pc Bath)

Third Floor

- Family Room: 9'5" x 17'4"
- Powder Room: 7'10" x 7'9" (2 Pc Bath)
- Utility Room: 10'4" x 6'4"
- Storage Room: 2'11" x 6'10"

Associated Costs

APPROX UTILITY COST

Hydro: \$210/ month

Heating: N/A (electric)

MONTHLY CONDO FEES: \$439.98

Includes water, insurance, snow removal, landscaping and care of common spaces, upgrades on exteriors

PROPERTY TAXES: \$2553.92/2025

Property Features & Upgrades

- Located on a residential loop in family friendly neighbourhood
- Well maintained and thoughtfully updated townhouse condo
- Bright and functional open concept main floor layout
- Spacious entryway with front hall closet
- Large living room with patio door access to the backyard
- Separate dining area with excellent natural light
- Private fenced backyard with space for outdoor seating, gardening, or pets
- Updated kitchen flooring completed in 2026
- Functional kitchen layout with ample cabinetry and workspace
- Finished basement completed in 2019
- Large lower level family room ideal for a rec room, office, gym, or playroom
- Custom enclosed storage area built beneath the stairs
- Utility room with laundry area and utility sink
- Additional storage integrated throughout the home
- Spacious primary bedroom with custom wall-to-wall closet installed in 2021, & two additional generously sized bedrooms
- Well maintained 4-piece bathroom on the upper level
- Laminate, tile, and luxury vinyl flooring throughout the home
- Mini split heat pump installed in 2019 providing heating and cooling
- Original electric baseboard heating system
- Assigned parking spot located directly in front of the unit
- Walking distance to grocery stores, retail, restaurants, parks, and schools
- Easy access to nearby nature trails and green spaces
- Strong community feel with a quiet and established residential setting



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Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted. All dimensions are approximate.

