



Measurement Report

Measurement Date	May 13, 2025
Client Name	Stephen Lau - RE/MAX Excellence
Property Address	47 Christina Ct, Sherwood Park, AB
Property Type	Duplex
Exterior Wall Thickness	6.5"
Measurement Equipment	Laser

Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	112.18	1207.46
Basement	B	95.66	1029.67
Total Above Ground RMS Area		112.18	1207.46

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	4.56 x 4.39	14'11" x 14'5"
Dining Room	1	2.32 x 2.91	7'7" x 9'7"
Kitchen	1	3.70 x 3.10	12'2" x 10'2"
Laundry Room	1	2.14 x 2.07	7'0" x 6'9"
Primary Bedroom	1	3.70 x 5.37	12'2" x 17'7"
Bedroom 2	1	2.90 x 2.82	9'6" x 9'3"
Bedroom 3	B	3.79 x 2.86	12'5" x 9'5"
Den	B	2.85 x 3.80	9'4" x 12'6"
Family Room	B	4.84 x 5.50	15'11" x 18'1"
Garage Door		4.88 x 2.13	16'0" x 6'12"
Garage		6.23 x 5.27	20'5" x 17'3"

Bathroom Count

	Level	Pieces
Bathroom 1	1	4
Bathroom 2(Ensuite)	1	4
Bathroom 3	B	3

Measuring Process

Measurements have been completed and verified using the RMS guidelines. Measurements were obtained using lasers for the interior areas.

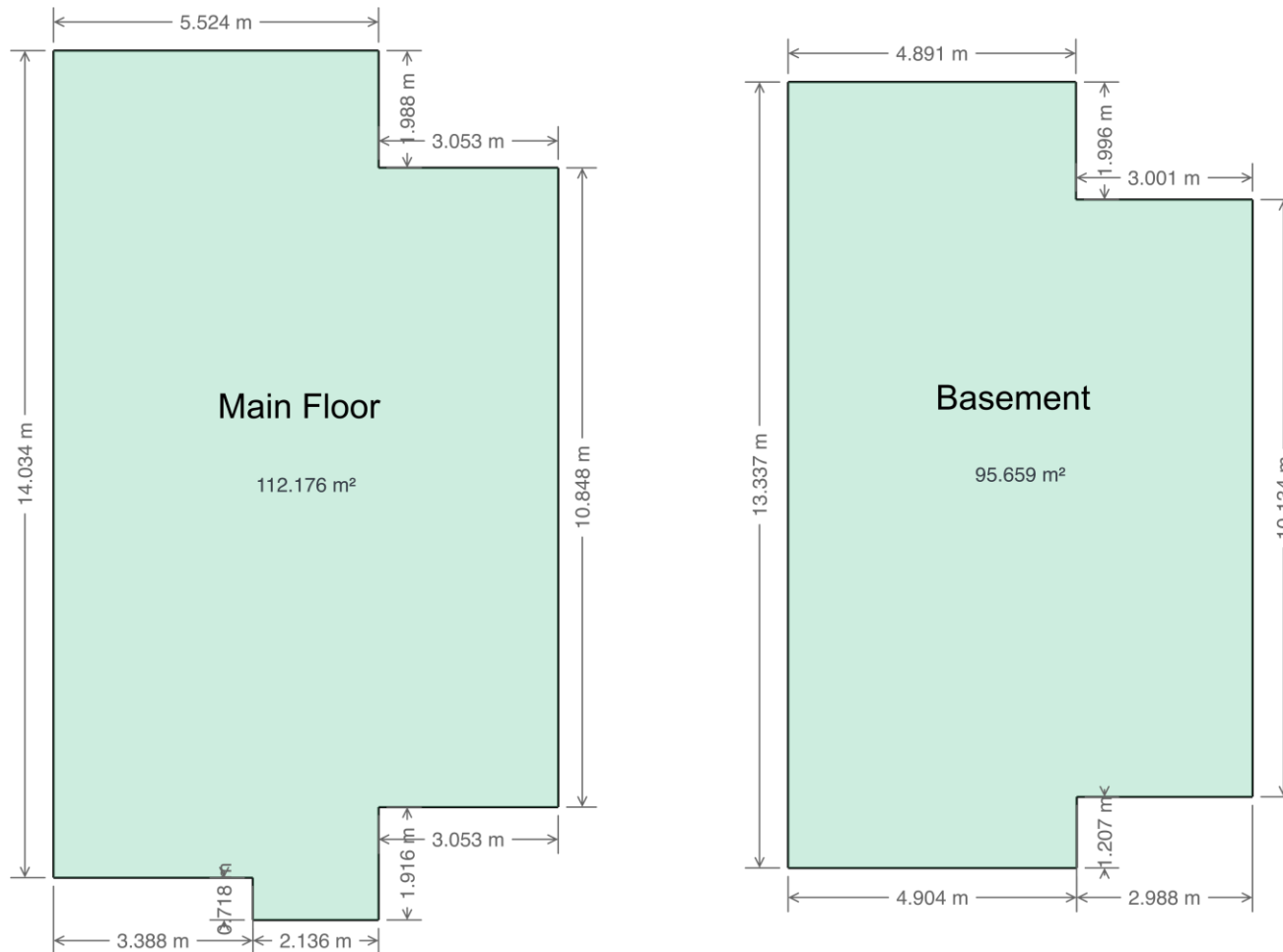
Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

587-566-6774

info@jcvisuals.ca

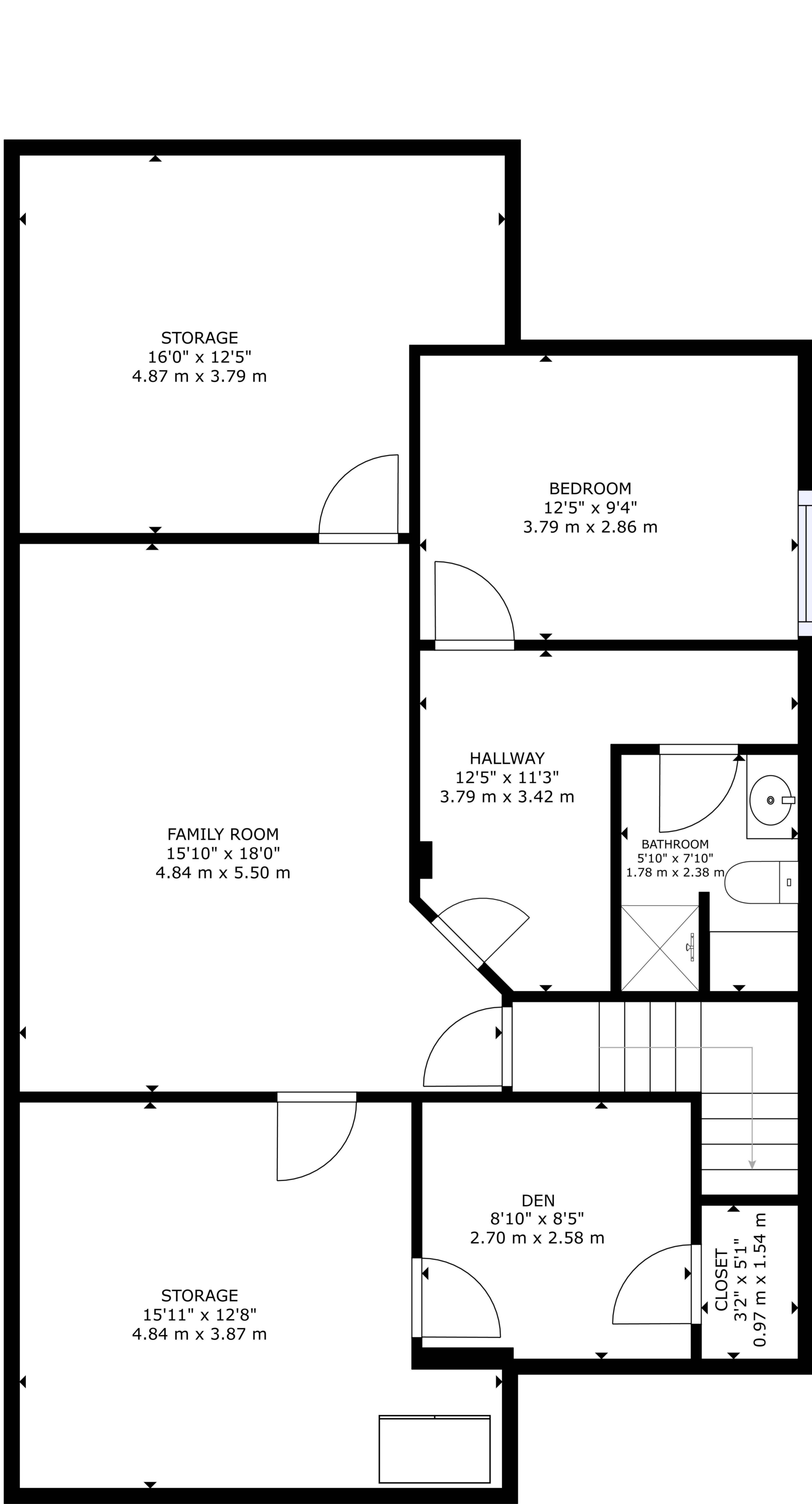
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Schematics

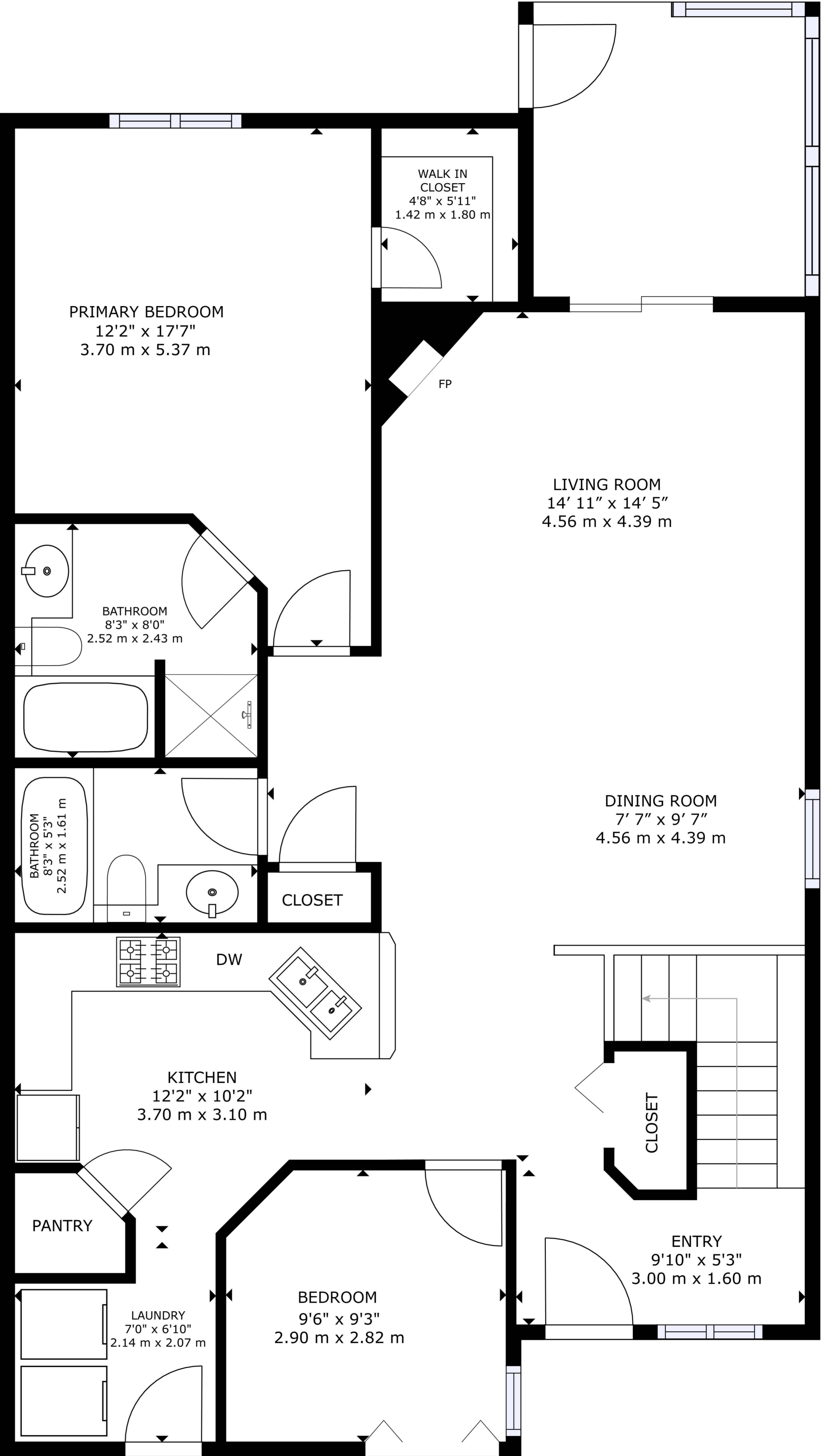


47 CHRISTINA COURT
SHERWOOD PARK, AB

EXTERIOR WALL THICKNESS: 6.5"



BASEMENT
95.66 m²(1030 sq ft)



MAIN FLOOR
112.18 m²(1207 sq ft)

The floorplans and measurements are approximate within +/- 2% and are used for advertising usage only
May include unfinished area. Not suitable for architectural or construction use.