



Measurement Report

Measurement Date	September 13, 2024
Client Name	Stephen Lau - RE/MAX Real Estate
Property Address	10435 12 Ave NW, Edmonton, AB
Property Type	Single Family
Exterior Wall Thickness	4.5"
Measurement Equipment	Laser

Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	109.54	1179.10
Second Floor	2	59.81	643.84
Basement	B	97.25	1046.75
Total Above Ground RMS Area		169.36	1822.94

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	5.25 x 4.36	17'3" x 14'4"
Formal Dining Room	1	2.56 x 3.71	8'5" x 12'2"
Kitchen	1	3.36 x 2.51	11'0" x 8'3"
Dining Room	1	3.36 x 2.21	11'0" x 7'3"
Family Room	1	5.62 x 3.36	18'5" x 11'0"
Laundry Room	1	1.28 x 1.55	4'2" x 5'1"
Primary Bedroom	2	4.05 x 4.10	13'3" x 13'5"
Bedroom 2	1	2.63 x 2.82	8'8" x 9'3"
Bedroom 3	2	2.82 x 3.77	9'3" x 12'4"
Bedroom 4	2	2.82 x 3.88	9'3" x 12'9"
Bedroom 5	B	3.16 x 3.25	10'4" x 10'8"
Bedroom 6	B	3.16 x 3.13	10'4" x 10'3"
Recreation Room	B	3.24 x 9.43	10'8" x 30'11"
Garage Door (w x h)		4.82 x 2.11	15'10" x 6'11"
Garage		6.54 x 5.77	21'5" x 18'11"

Bathroom Count

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

Measuring Process

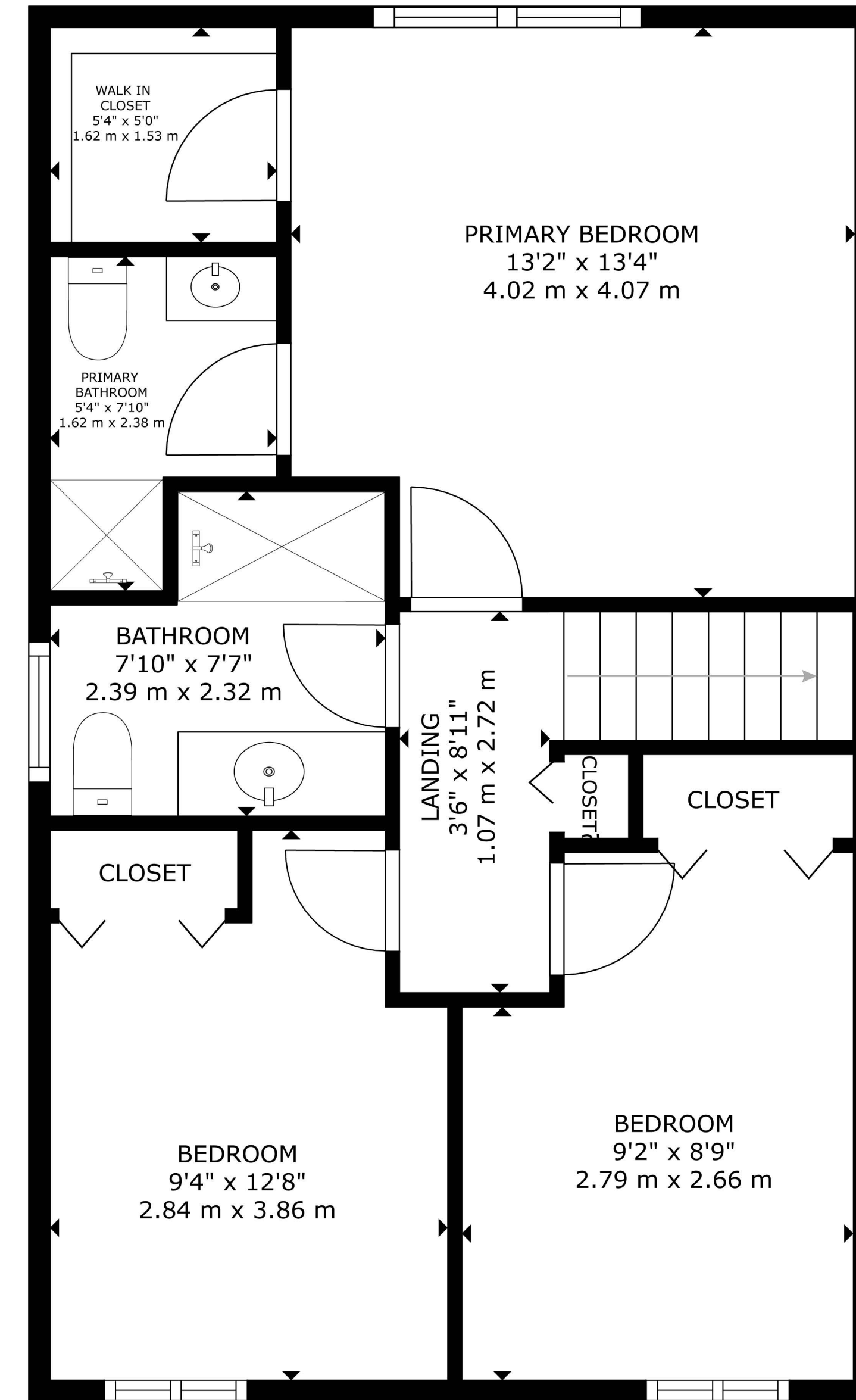
Measurements have been completed and verified using the RMS guidelines. Measurements were obtained using lasers for the interior areas.

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.

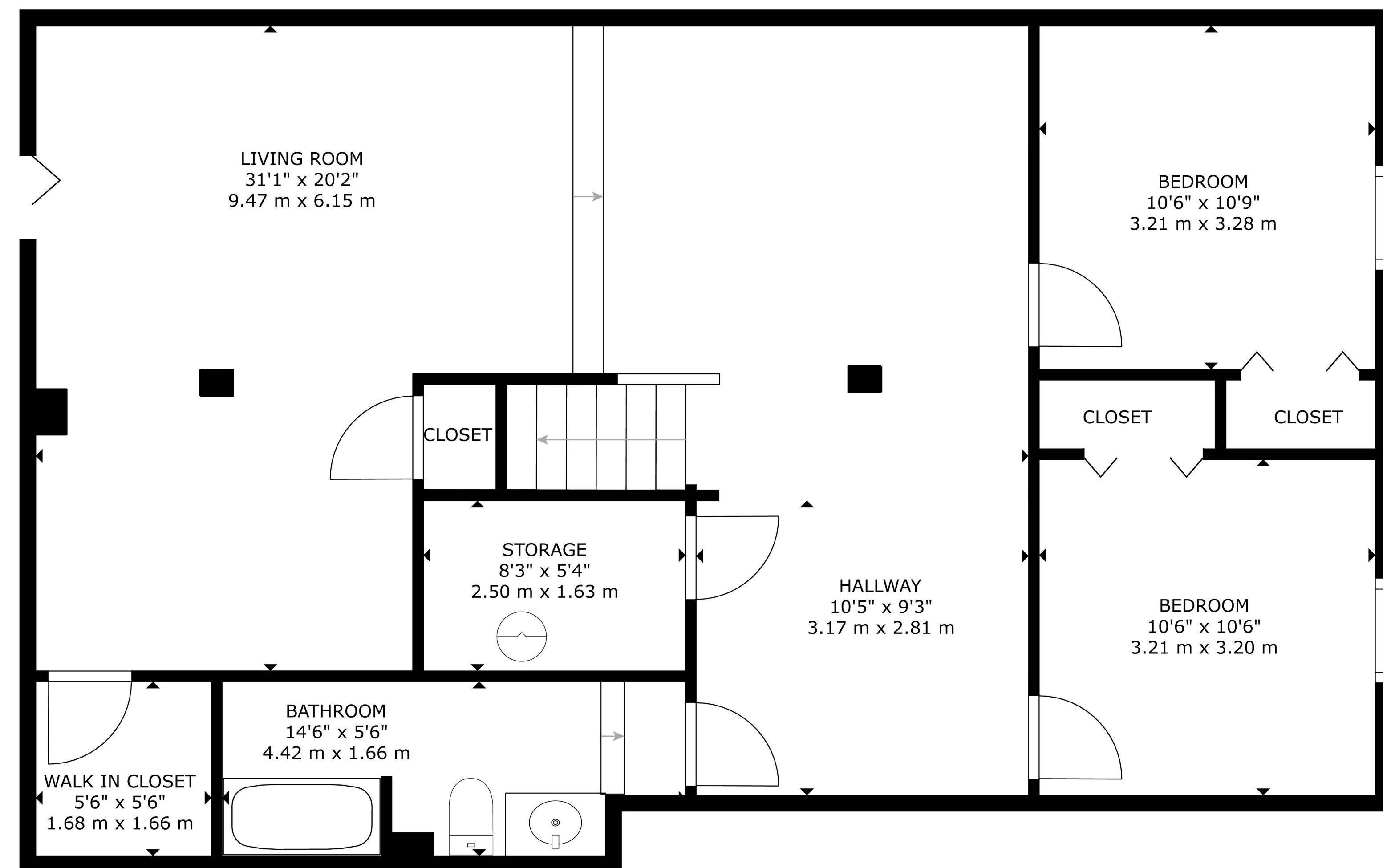
10435 12 AVE NW
EDMONTON, AB

EXTERIOR WALL THICKNESS: 4.5"

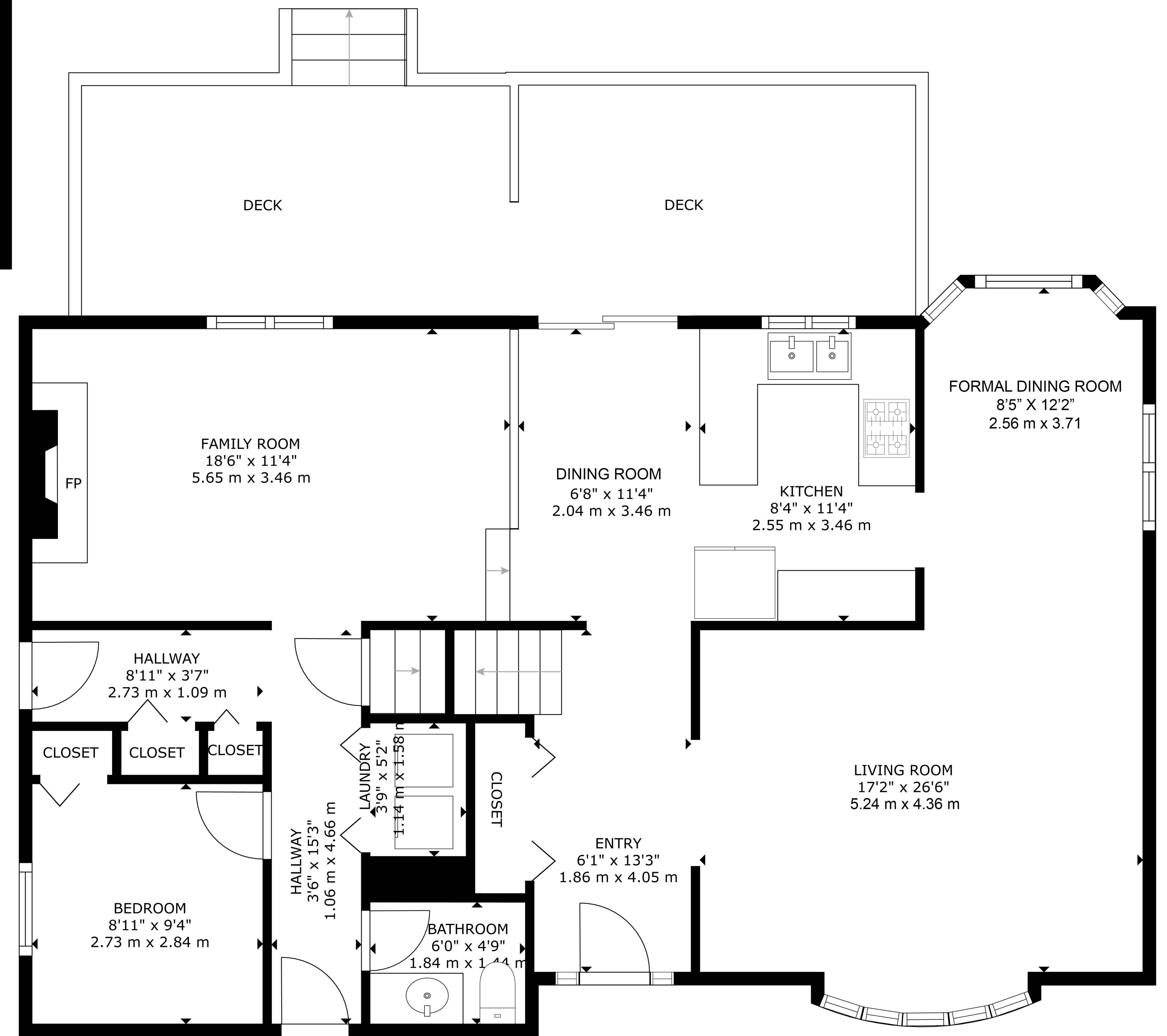
MAIN	1179 SQ.FT.
SECOND	644 SQ.FT.
TOTAL	1823 SQ.FT.



SECOND FLOOR
 59.81 m²(644 sq ft)



BASEMENT
 97.25 m²(1047 sq ft)



MAIN FLOOR
 109.54 m²(1179 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.

Schematics

