



Measurement Report

Measurement Date	November 7, 2024
Client Name	Stephen Lau - RE/MAX Real Estate
Property Address	2538 Coughlan Rd SW, Edmonton, AB
Property Type	Townhouse
Exterior Wall Thickness	6.5"
Measurement Equipment	Laser

Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	70.98	764.00
Second Floor	2	91.58	985.80
Total Above Ground RMS Area		162.56	1749.80

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	3.53 x 4.65	11'7" x 15'3"
Dining Room	1	2.11 x 3.05	6'11" x 10'0"
Kitchen	1	4.61 x 5.57	15'1" x 18'3"
Bonus Room	2	4.14 x 6.62	13'7" x 21'9"
Laundry Room	2	1.55 x 2.03	5'1" x 6'8"
Primary Bedroom	2	4.61 x 5.67	15'1" x 18'7"
Bedroom 2	2	3.40 x 3.80	11'2" x 12'6"
Bedroom 3	2	2.78 x 4.00	9'1" x 13'1"
Garage Door (H x W)		2.13 x 2.74	6'12" x 8'12"
Garage		6.01 x 3.31	19'8" x 10'10"

Bathroom Count

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

587-566-6774

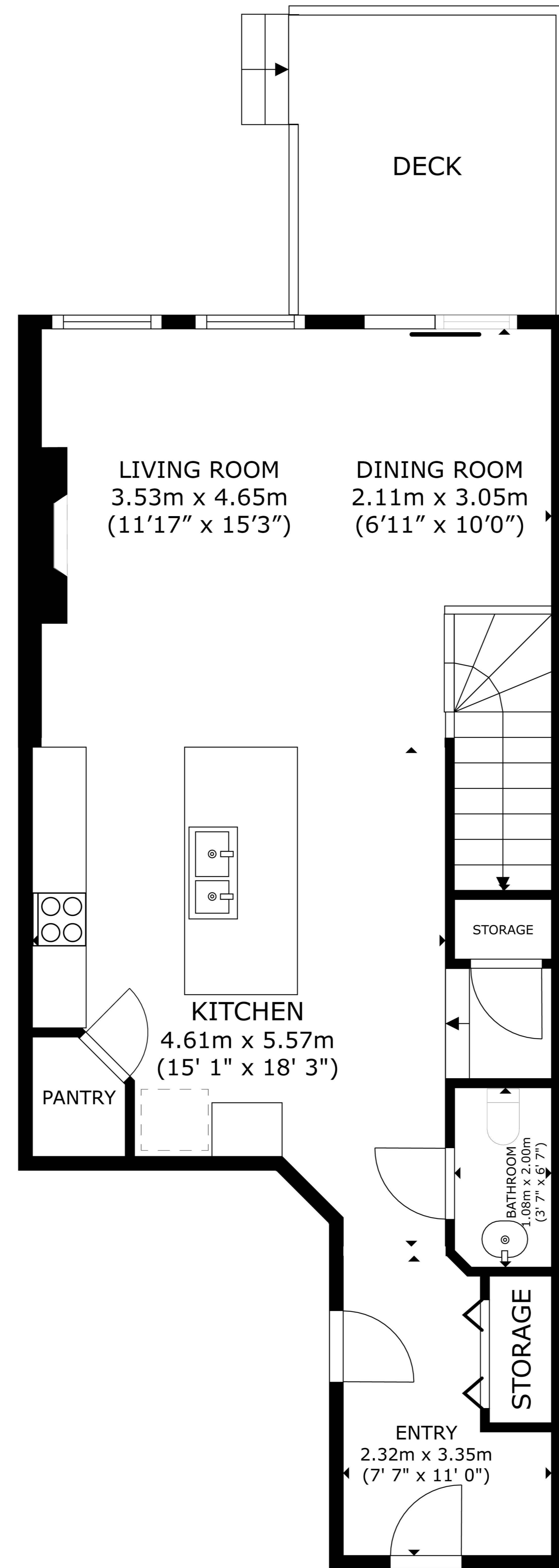
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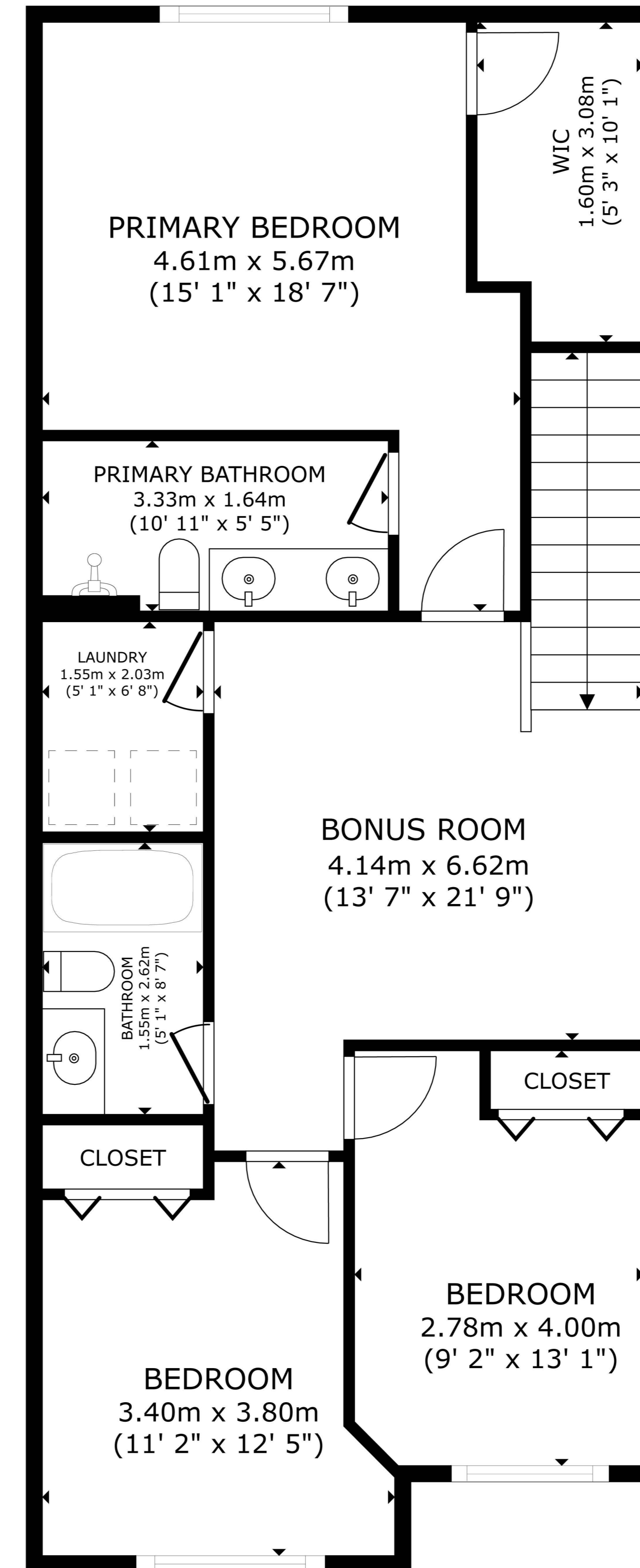
2538 COUGHLAN RD SW
EDMONTON, AB

EXTERIOR WALL THICKNESS: 6.5"

MAIN	764 SQ.FT.
SECOND	986 SQ.FT.
TOTAL	1750 SQ.FT.



MAIN FLOOR
 70.98 m²(764 sq ft)



SECOND FLOOR
 91.58 m²(986 sq ft)

Schematics

