



Measurement Report

Measurement Date	August 16, 2025
Client Name	Stephen Lau - RE/MAX Elite
Property Address	11540A&B 123 St NW, Edmonton, AB
Property Type	Duplex
Exterior Wall Thickness	5.5"
Measurement Equipment	Laser

Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	170.66	1836.95
Basement	B	158.71	1708.33
Total Above Ground RMS Area		170.66	1836.95

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

www.jcvisuals.ca



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Property Type	Duplex
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Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	85.33	918.48
Basement	B	79.35	854.17
Total Above Ground RMS Area		85.33	918.48

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	5.86 x 4.14	19'3" x 13'7"
Dining Room	1	2.41 x 2.65	7'11" x 8'8"
Kitchen	1	3.35 x 2.74	10'12" x 8'12"
Laundry Room	B	5.71 x 4.76	18'9" x 15'7"
Primary Bedroom	1	3.35 x 3.73	10'12" x 12'3"
Bedroom 2	1	2.41 x 4.71	7'11" x 15'5"
Garage Door		2.47 x 2.08	8'1" x 6'10"
Garage		6.55 x 3.22	21'6" x 10'7"

Bathroom Count

	Level	Pieces
Bathroom 1	1	4
Bathroom 2	B	3

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Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	5.86 x 4.14	19'3" x 13'7"
Dining Room	1	2.41 x 2.65	7'11" x 8'8"
Kitchen	1	3.40 x 2.56	11'2" x 8'5"
Laundry Room	B	5.69 x 4.76	18'8" x 15'7"
Primary Bedroom	1	3.40 x 4.11	11'2" x 13'6"
Bedroom 2	1	2.36 x 4.71	7'9" x 15'5"
Garage Door		2.47 x 2.08	8'1" x 6'10"
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Schematics

