



Measurement Report

Measurement Date	April 16, 2025
Client Name	Katie Crawford RE/MAX Preferred Choice
Property Address	18, 3710 Allan Drive SW, Edmonton, 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	55.09	592.99
Second Floor	2	69.12	743.98
Basement	B	46.73	503.03
Total Above Ground RMS Area		124.21	1336.96

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	3.52 x 4.05	11'7" x 13'3"
Dining Room	1	2.24 x 3.74	7'4" x 12'3"
Kitchen	1	3.16 x 2.88	10'4" x 9'5"
Laundry Room	2	0.98 x 1.10	3'3" x 3'7"
Primary Bedroom	2	3.85 x 5.22	12'8" x 17'2"
Bedroom 2	2	4.65 x 3.70	15'3" x 12'2"
Family Room	B	5.11 x 5.57	16'9" x 18'3"
Garage		7.15 x 3.73	23'5" x 12'3"

Bathroom Count

	Level	Pieces
Bathroom 1	1	2
Bathroom 2	2	4
Bathroom 3	2	4

Measuring Process

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

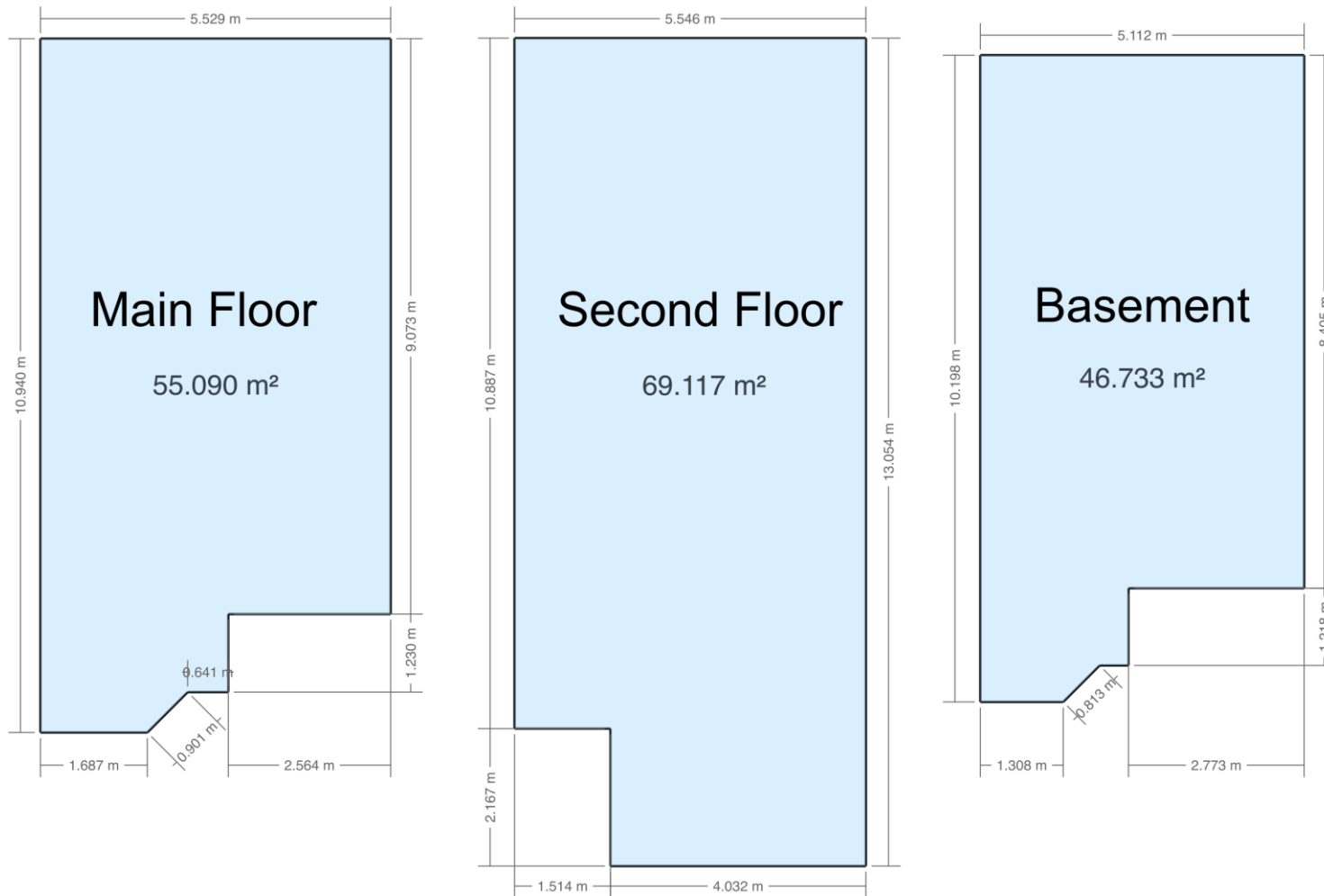
Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

587-566-6774

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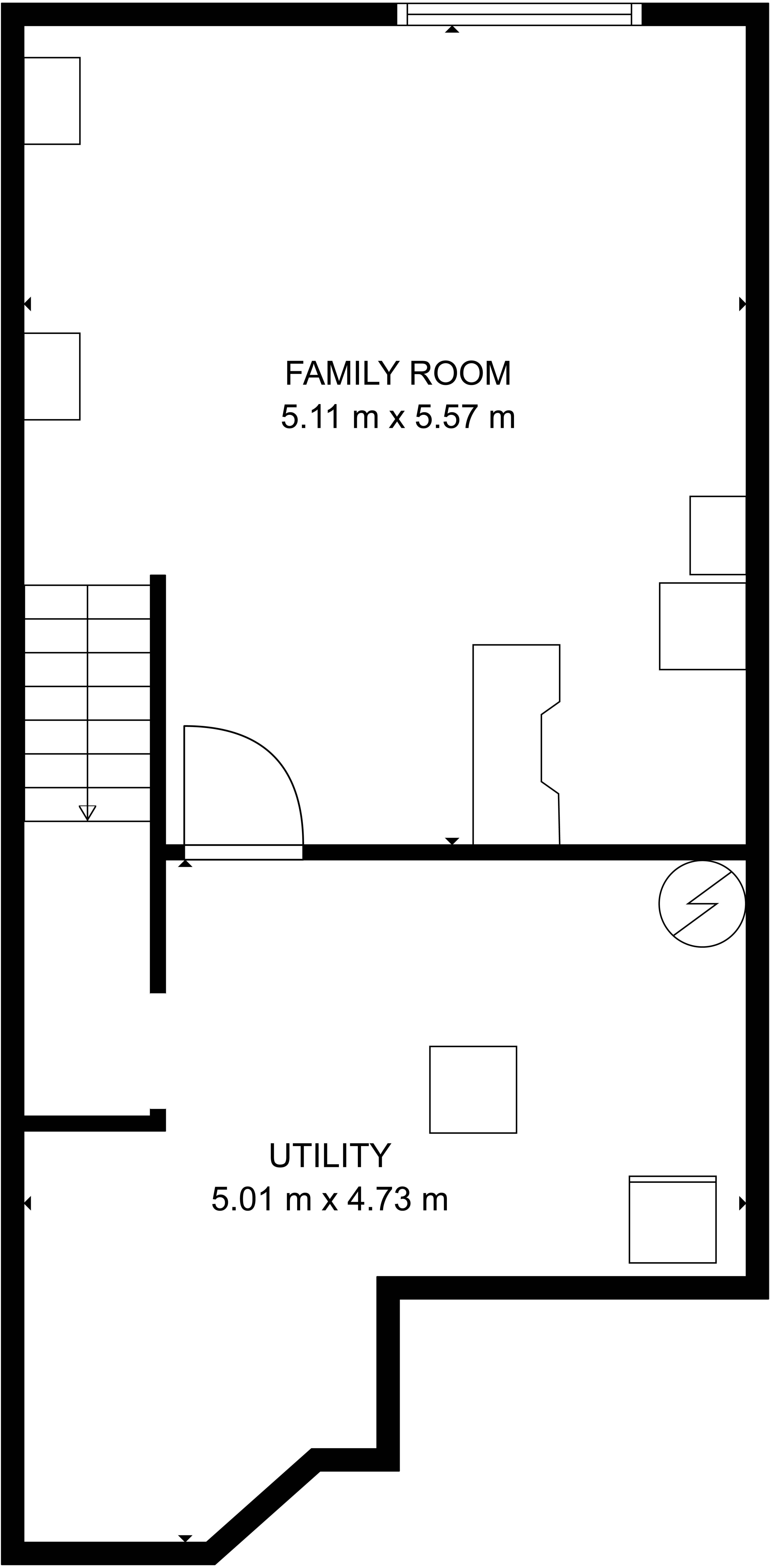
Schematics



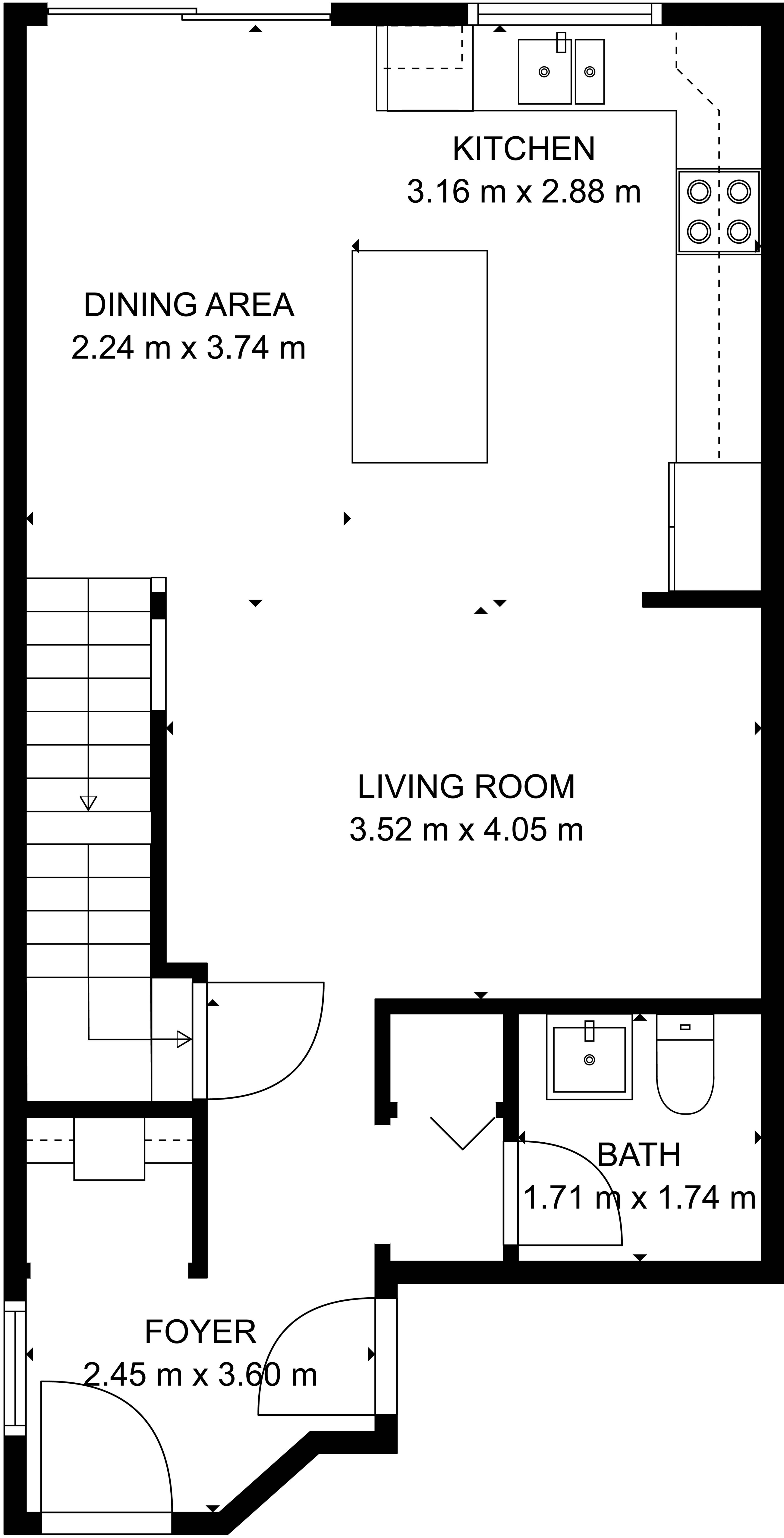
18, 3710 ALLAN DR SW
EDMONTON, AB

EXTERIOR WALL THICKNESS: 6.5"

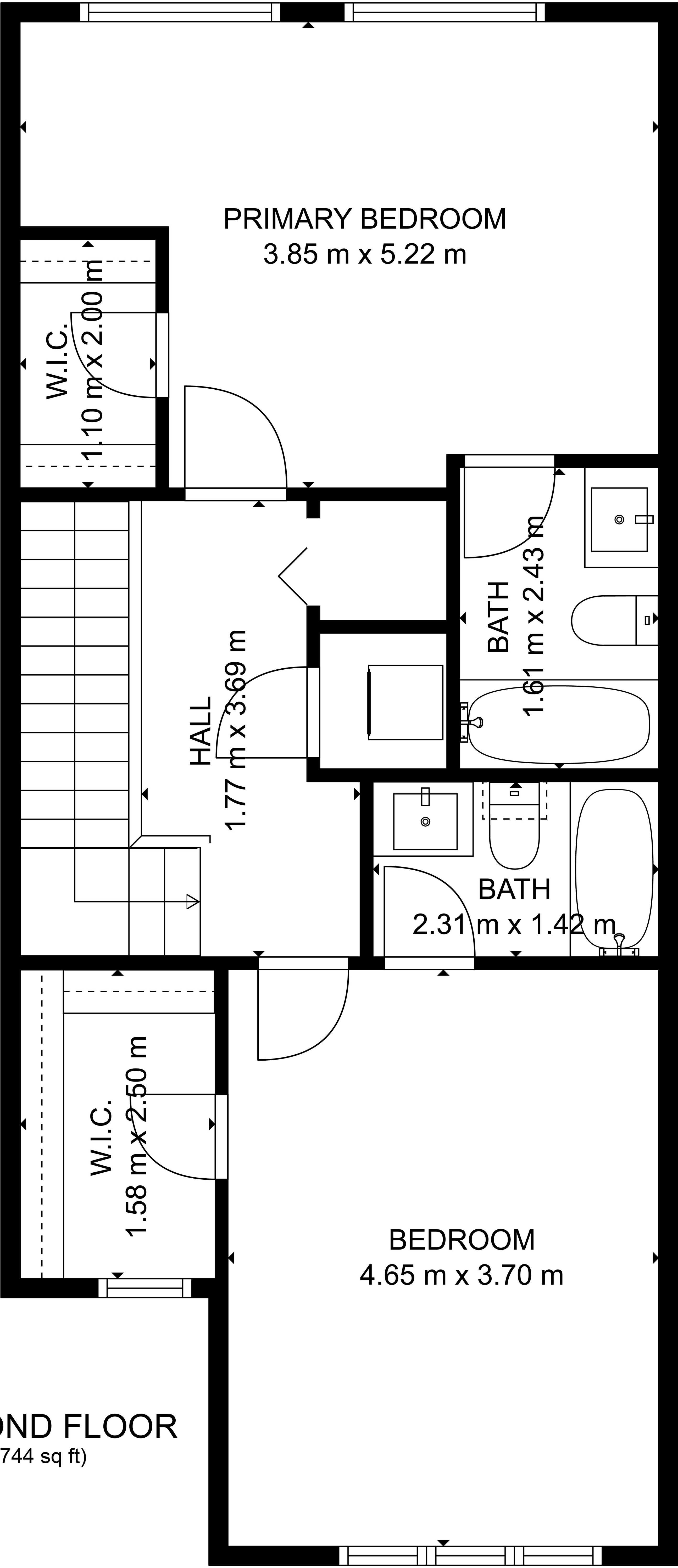
MAIN	593 SQ.FT.
SECOND	744 SQ.FT.
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TOTAL RMS AREA	1337 SQ.FT.



BASEMENT
46.73 m²(503 sq ft)



MAIN FLOOR
55.09 m²(593 sq ft)



SECOND FLOOR
69.12 m²(744 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.