



## Measurement Report

Measurement Date	September 7, 2024
Client Name	Melanie Noel - Royal LePage ArTeam Realty
Property Address	13323 167 St NW, Edmonton, AB
Property Type	Single Family
Exterior Wall Thickness	4.5"
Measurement Equipment	Laser

## Floor Area Totals

	Level	Metric (m <sup>2</sup> )	Imperial (ft <sup>2</sup> )
Main Floor	1	89.83	966.96
Basement	B	77.80	837.42
<b>Total Above Ground RMS Area</b>		<b>89.83</b>	<b>966.96</b>

## Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	5.38 x 3.24	17'8" x 10'8"
Kitchen	1	5.04 x 3.51	16'6" x 11'6"
Primary Bedroom	1	3.05 x 3.25	10'0" x 10'8"
Bedroom 2	1	3.13 x 2.48	10'3" x 8'2"
Bedroom 3	1	2.52 x 3.48	8'3" x 11'5"
Bedroom 4	B	4.22 x 3.24	13'10" x 10'8"
Bedroom 5	B	2.96 x 3.42	9'9" x 11'3"
Family Room	B	7.31 x 3.24	23'12" x 10'8"
Kitchen 2	B	3.84 x 3.42	12'7" x 11'3"
Garage		7.84 x 7.21	25'9" x 23'8"

## Bathroom Count

	Level	Pieces
Bathroom 1	1	4
Bathroom 2	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.

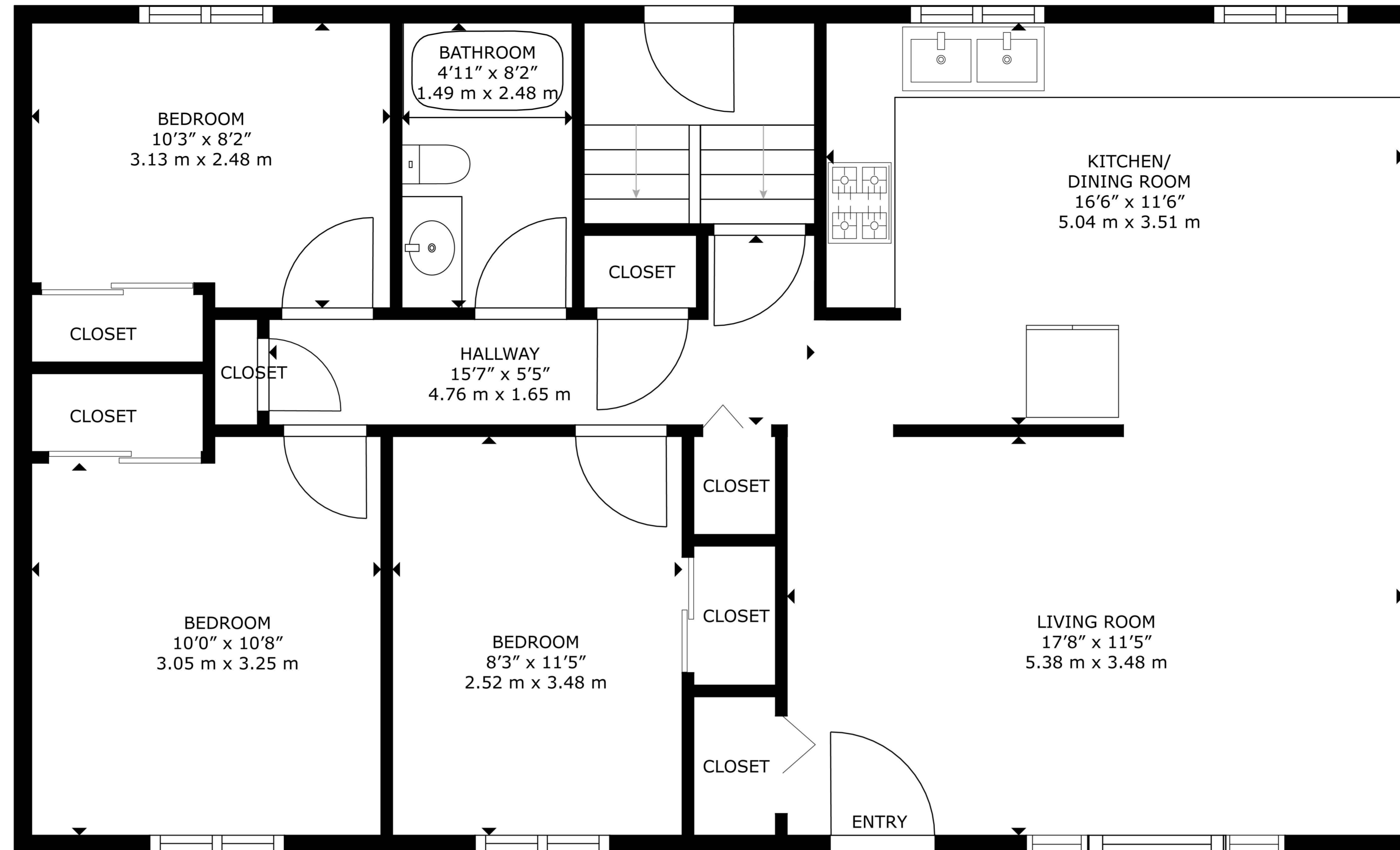
587-566-6774

info@jcvisuals.ca

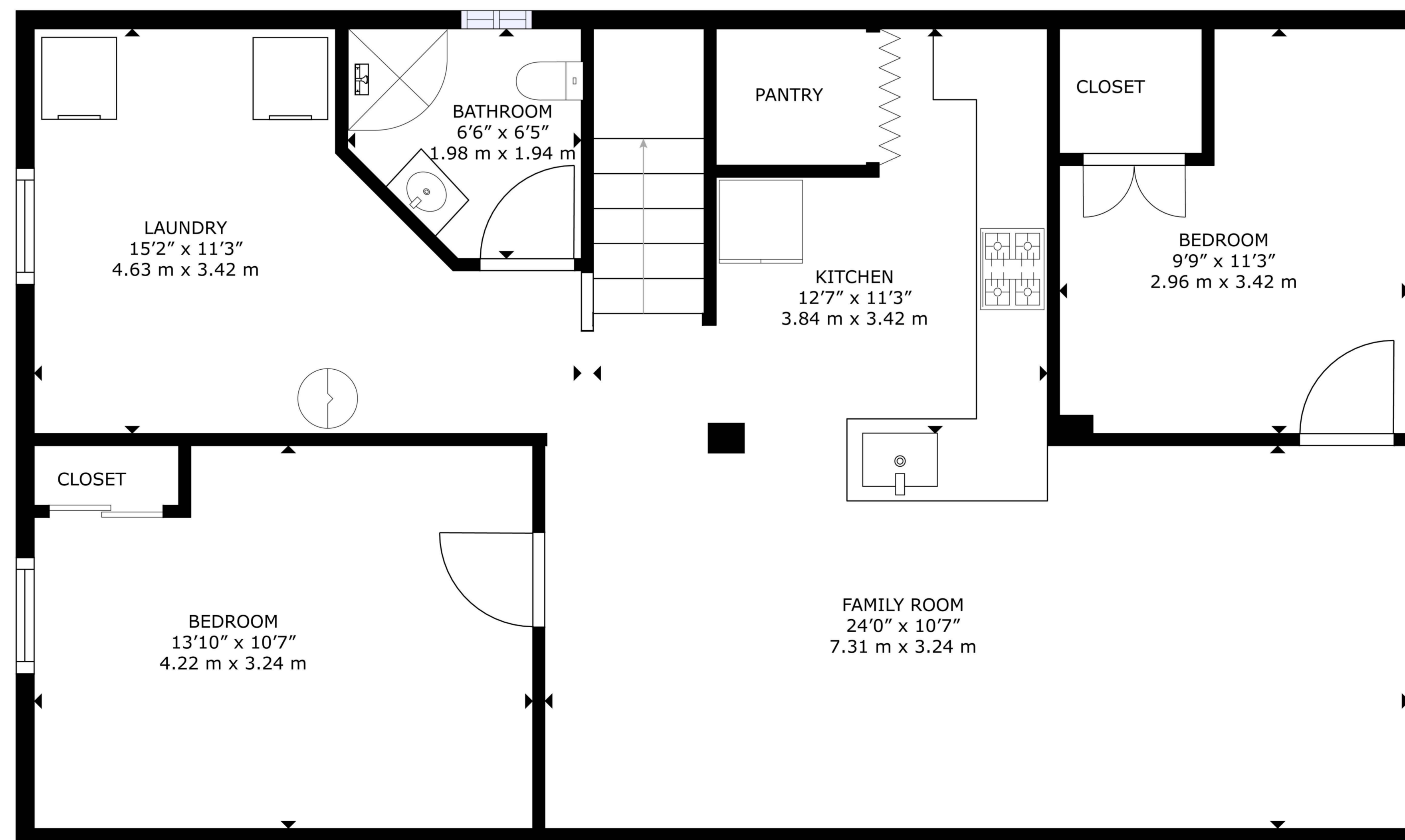
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**13323 167 ST NW**  
**EDMONTON, AB**

EXTERIOR WALL THICKNESS: 4.5"



**MAIN FLOOR**  
89.83 m<sup>2</sup>(967 sq ft)



**BASEMENT**  
77.80 m<sup>2</sup>(837 sq ft)

## Schematics

