



Measurement Report

Measurement Date	March 4, 2025
Client Name	Katie Crawford - RE/MAX Preferred Choice
Property Address	38- 3 Spruce Ridge Dr, Spruce Grove, 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	110.06	1184.72
Basement	B	91.90	989.20
Total Above Ground RMS Area		110.06	1184.72

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	4.13 x 6.82	13'7" x 22'5"
Dining Room	1	2.75 x 3.58	9'0" x 11'9"
Kitchen	1	4.53 x 3.36	14'10" x 11'0"
Den	1	4.99 x 5.04	16'4" x 16'6"
Family Room	B	5.67 x 3.43	18'7" x 11'3"
Laundry Room	1	2.35 x 3.36	7'9" x 11'0"
Primary Bedroom	1	4.99 x 5.04	16'4" x 16'6"
Bedroom 2	1	2.67 x 3.36	8'9" x 11'0"
Bedroom 3	B	3.32 x 3.06	10'11" x 10'0"
Recreation Room	B	10.62 x 2.91	34'10" x 9'7"
Garage		6.51 x 3.83	21'4" x 12'7"

Bathroom Count

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

Measuring Process

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

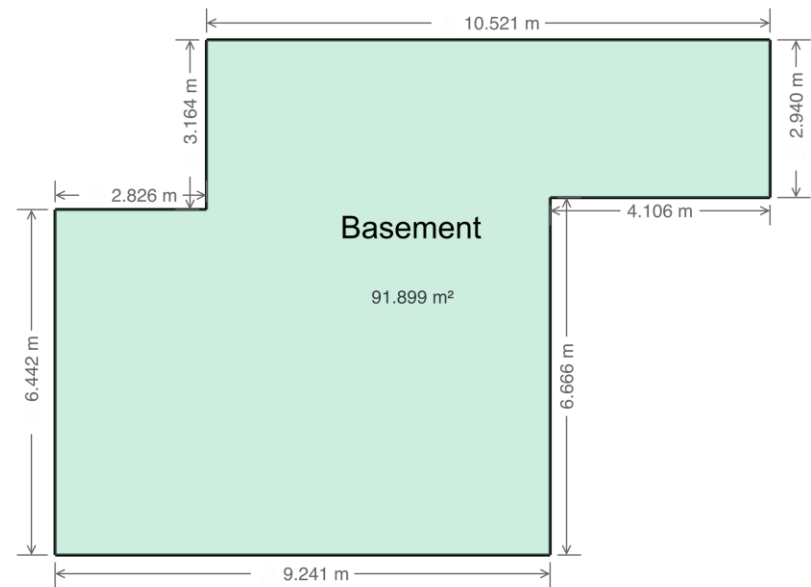
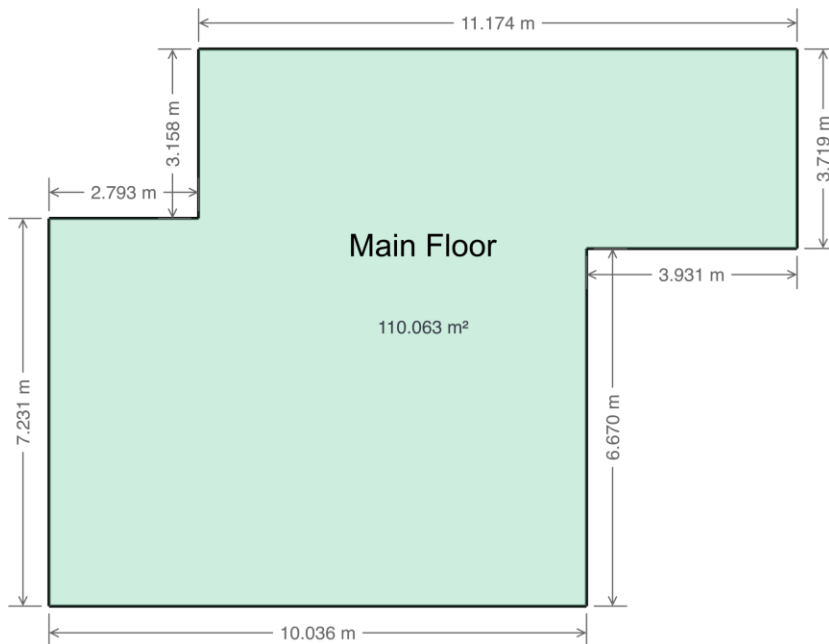
Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

587-566-6774

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www.jcvisuals.ca

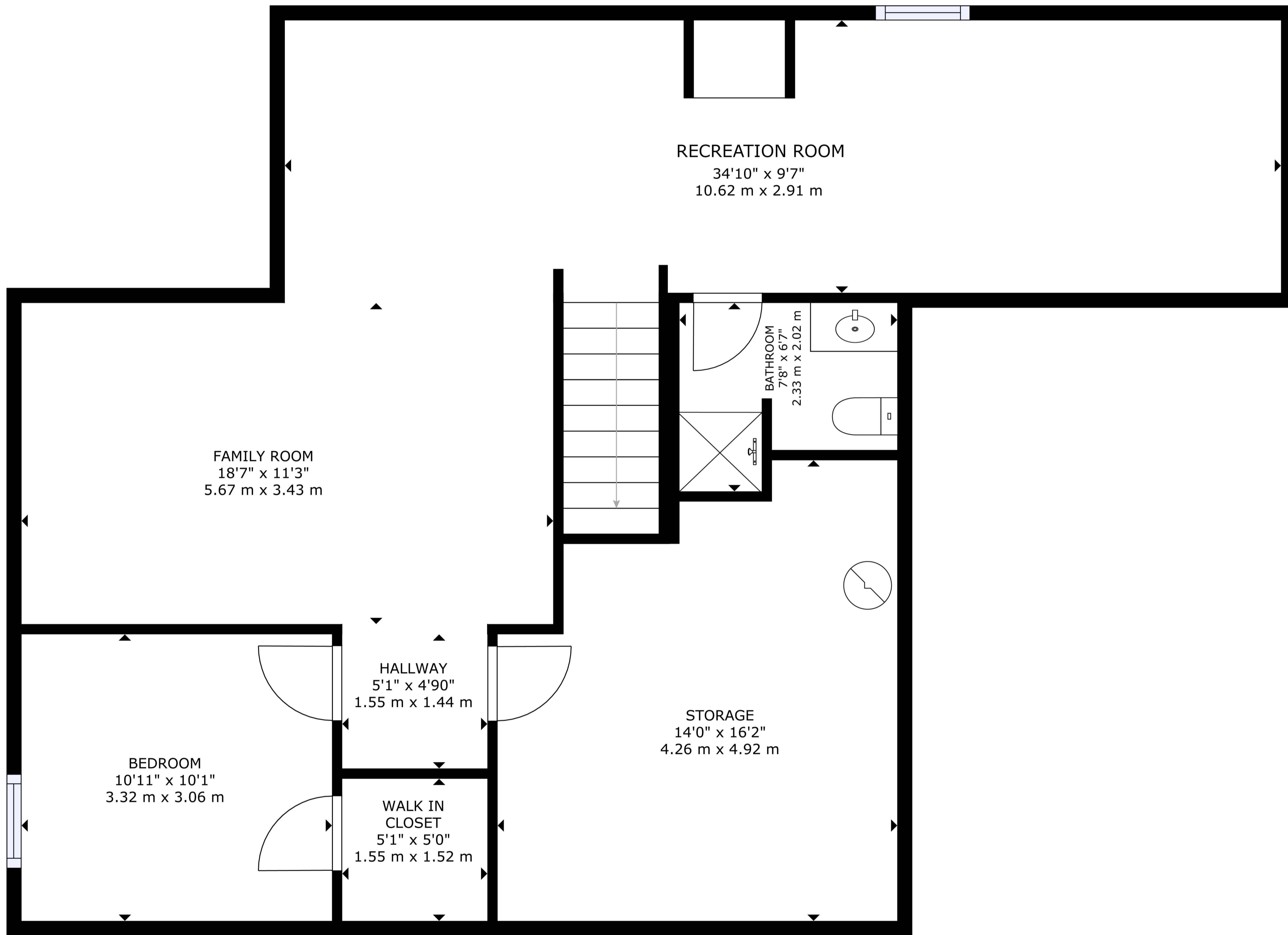
Schematics



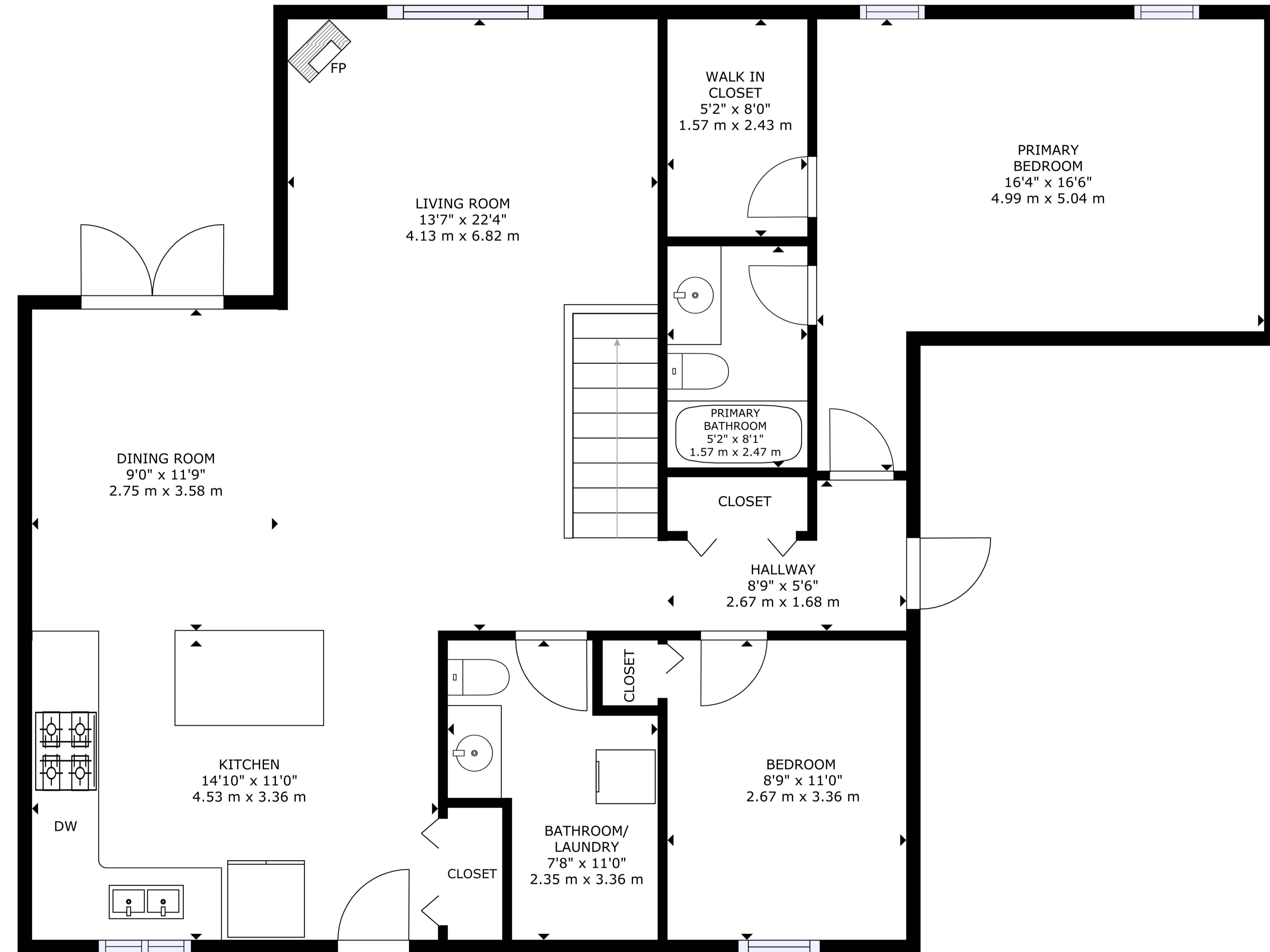
38, 3 SPRUCE RIDGE DR

SPRUCE GROVE, AB

EXTERIOR WALL THICKNESS: 6.5"



BASEMENT
91.90 m²(989 sq ft)



MAIN FLOOR
110.06 m²(1185 sq ft)