



Measurement Report

Measurement Date	August 16, 2025
Client Name	Stephen Lau - RE/MAX Elite
Property Address	11911&11913 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	192.58	2072.96
Basement	B	178.22	1918.36
Total Above Ground RMS Area		192.58	2072.96

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



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Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	96.29	1036.48
Basement	B	89.11	959.18
Total Above Ground RMS Area		96.29	1036.48

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	4.38 x 5.97	14'4" x 19'7"
Dining Room	1	3.83 x 1.74	12'7" x 5'9"
Kitchen	1	3.27 x 2.43	10'9" x 7'12"
Laundry Room	B	4.17 x 2.50	13'8" x 8'2"
Primary Bedroom	1	4.10 x 3.09	13'5" x 10'2"
Bedroom 2	1	3.38 x 2.73	11'1" x 8'11"
Bedroom 3	1	2.87 x 3.09	9'5" x 10'2"
Bedroom 4	B	4.09 x 3.29	13'5" x 10'10"
Bedroom 5	B	4.17 x 3.09	13'8" x 10'2"
Garage Door		2.77 x 2.15	9'1" x 7'1"
Garage		3.48 x 7.06	11'5" x 23'2"

Bathroom Count

	Level	Pieces
Bathroom 1	1	4

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Main Floor	1	96.29	1036.48
Basement	B	89.11	959.18
Total Above Ground RMS Area		96.29	1036.48

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	4.38 x 5.94	14'4" x 19'6"
Dining Room	1	3.83 x 1.74	12'7" x 5'9"
Kitchen	1	3.27 x 2.43	10'9" x 7'12"
Primary Bedroom	1	4.08 x 3.04	13'5" x 9'12"
Bedroom 2	1	3.38 x 1.81	11'1" x 5'11"
Bedroom 3	1	2.83 x 3.04	9'3" x 9'12"
Family Room	B	5.79 x 5.75	18'12" x 18'10"
Garage Door		2.77 x 2.15	9'1" x 7'1"
Garage		3.48 x 7.06	11'5" x 23'2"

Bathroom Count

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Bathroom 1	1	4

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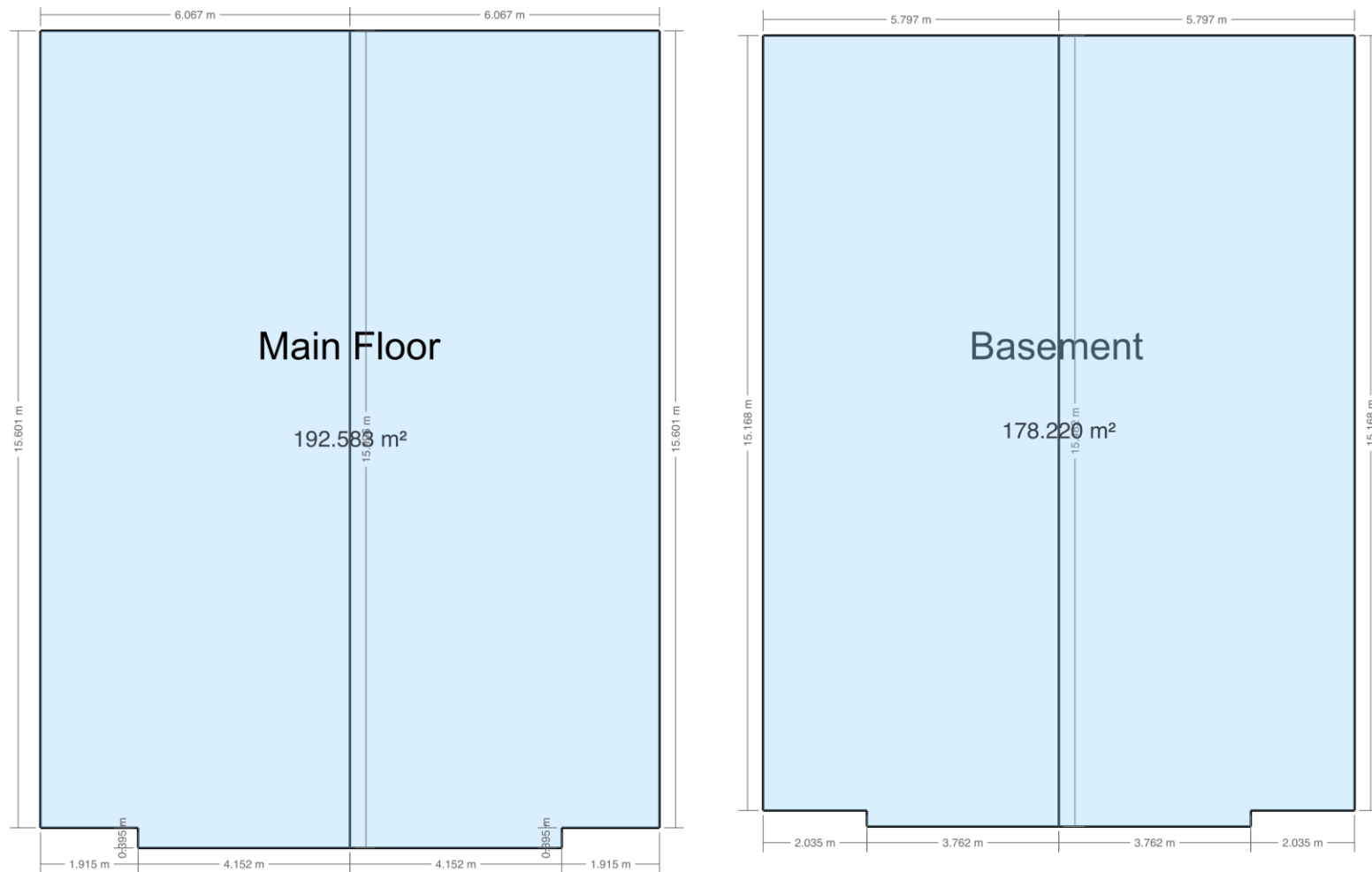
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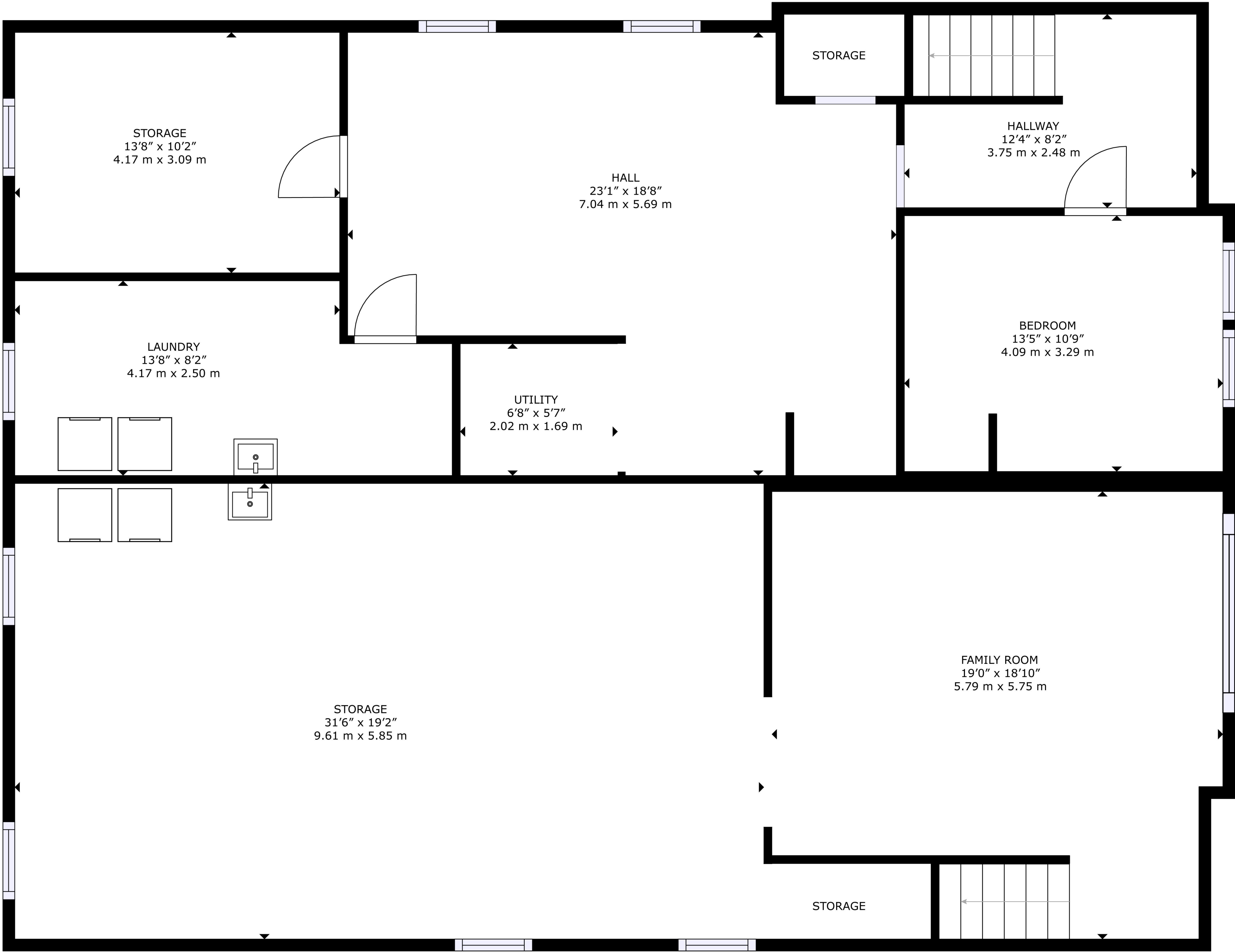
Schematics



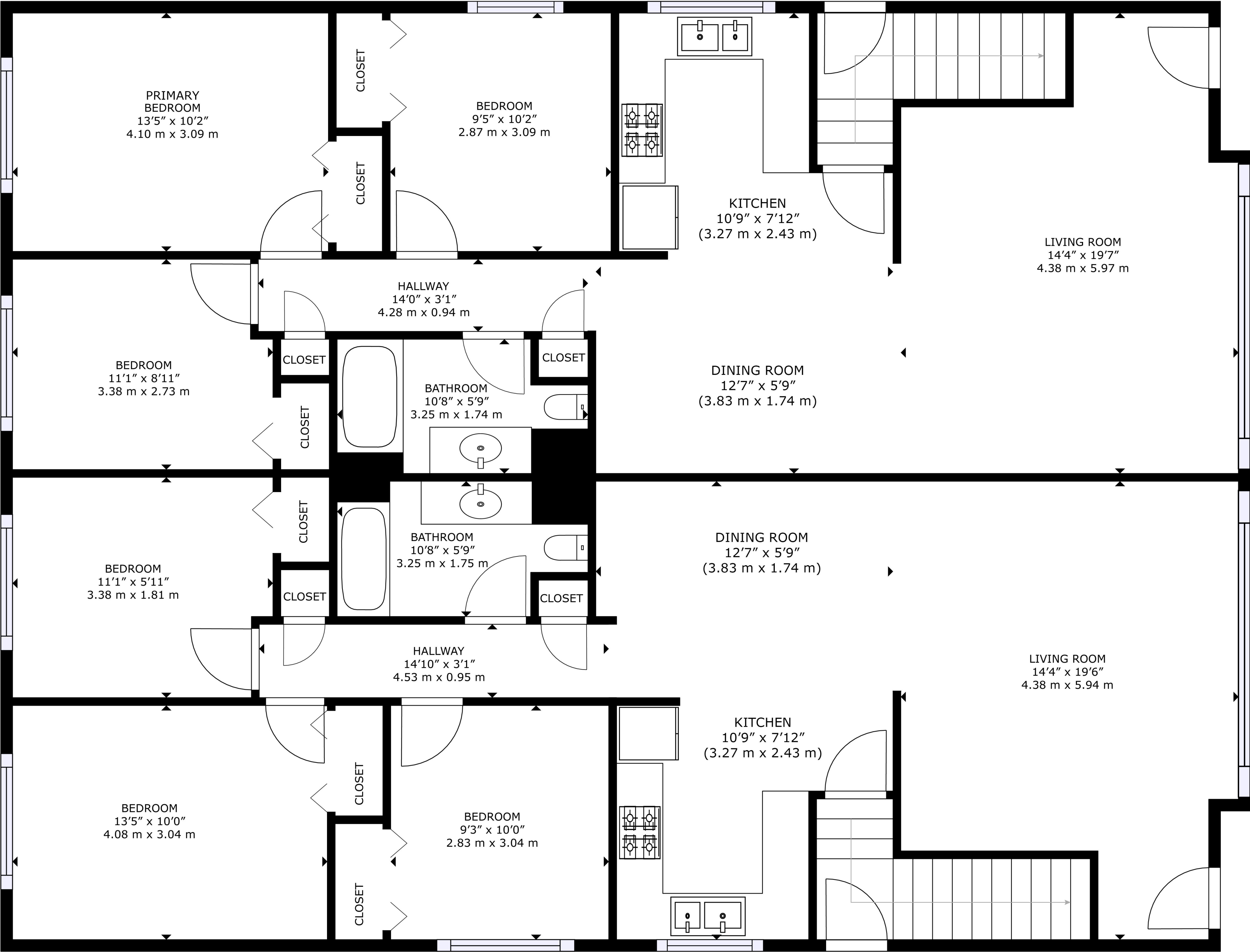
11911 & 11913 123 ST NW

EDMONTON, AB

EXTERIOR WALL THICKNESS: 5.5”



BASEMENT
178.22 m²(1919 sq ft)



MAIN FLOOR
192.58 m²(2073 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.