



Measurement Report

Measurement Date	April 10, 2025
Client Name	Katie Crawford - RE/MAX Preferred Choice
Property Address	60 Avery Cove, 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	66.31	713.78
Second Floor	2	72.02	775.21
Basement	B	53.98	581.05
Total Above Ground RMS Area		138.33	1488.99

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	3.55 x 4.88	11'8" x 16'0"
Dining Room	1	2.65 x 2.46	8'8" x 8'1"
Kitchen	1	2.65 x 4.19	8'8" x 13'9"
Primary Bedroom	2	3.92 x 4.66	12'10" x 15'3"
Bedroom 2	2	3.20 x 3.74	10'6" x 12'3"
Bedroom 3	2	3.09 x 3.80	10'2" x 12'6"
Living Room 2	B	6.16 x 7.83	20'3" x 25'8"
Garage		6.47 x 5.04	21'3" x 16'6"

Bathroom Count

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

Measuring Process

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

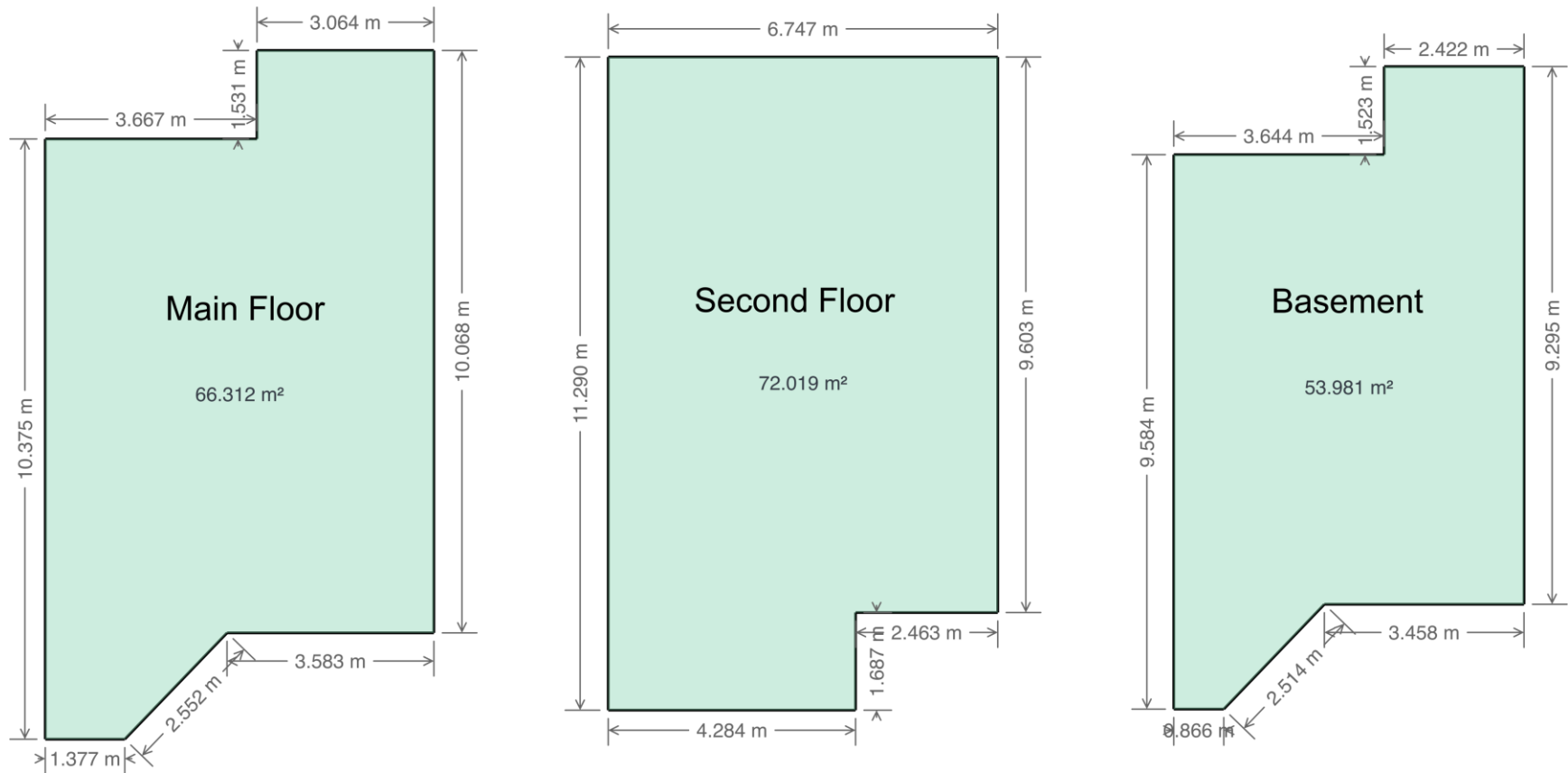
Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

587-566-6774

info@jcvvisuals.ca

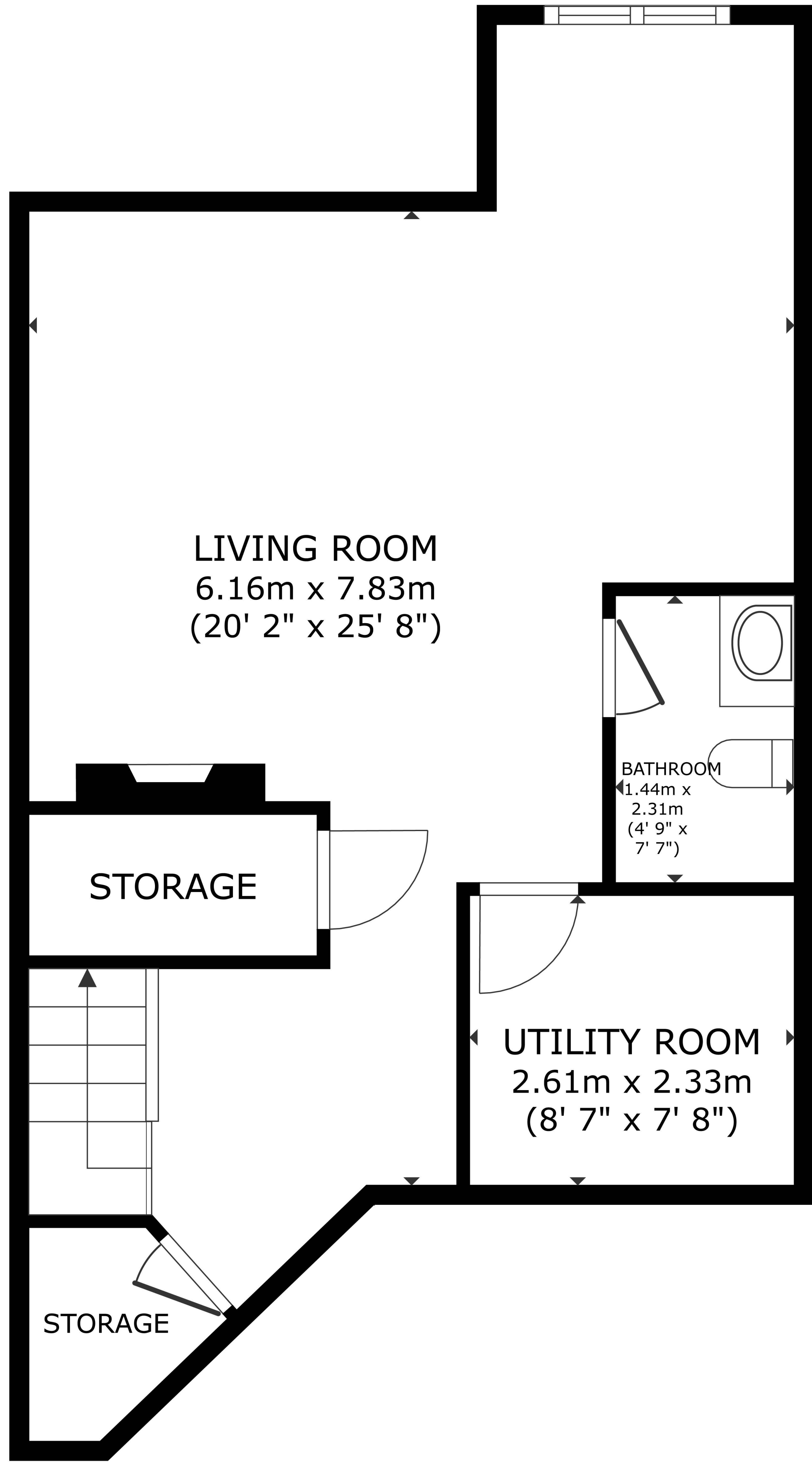
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Schematics

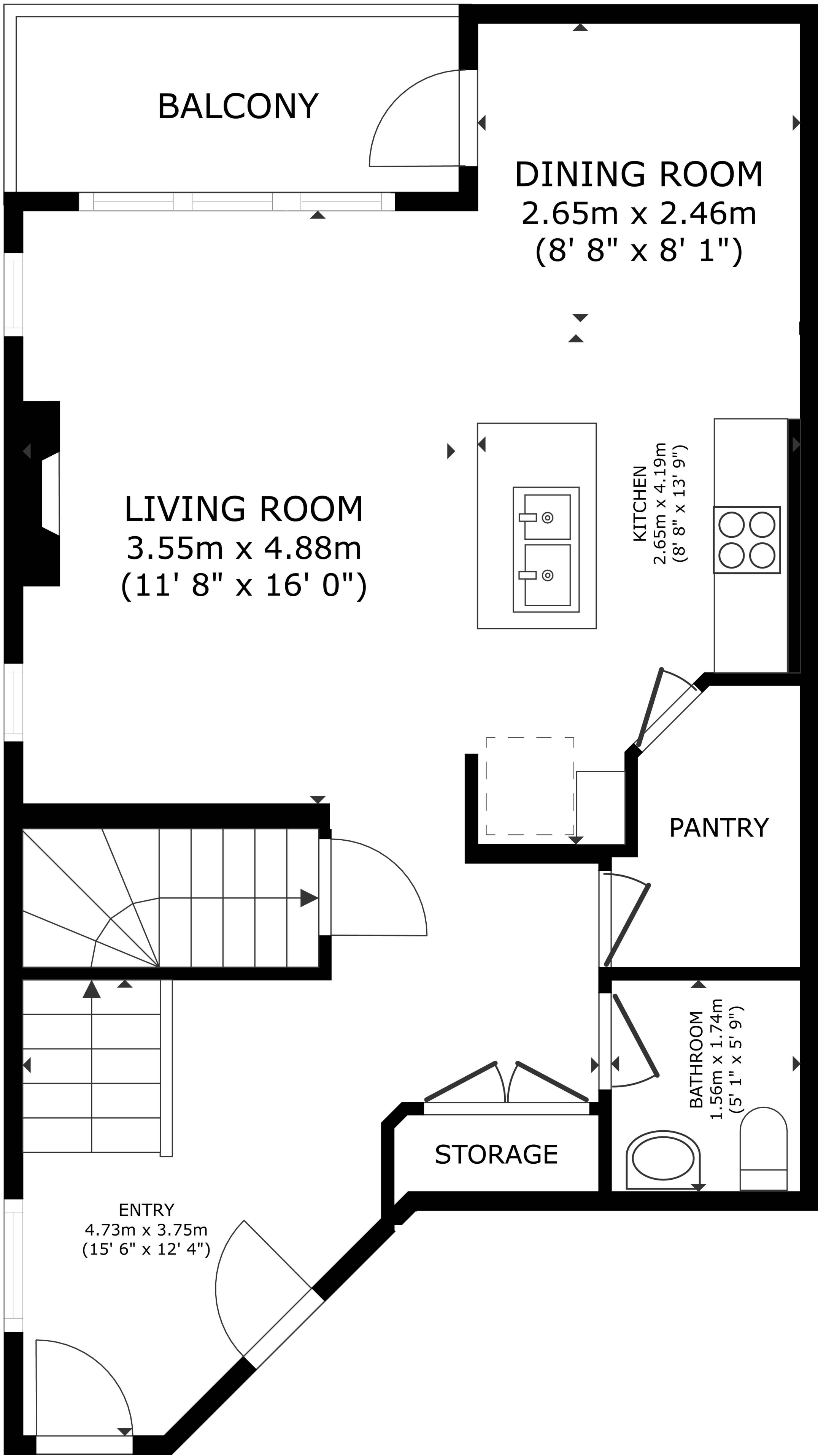


60 AVERY COVE
SPRUCE GROVE, AB

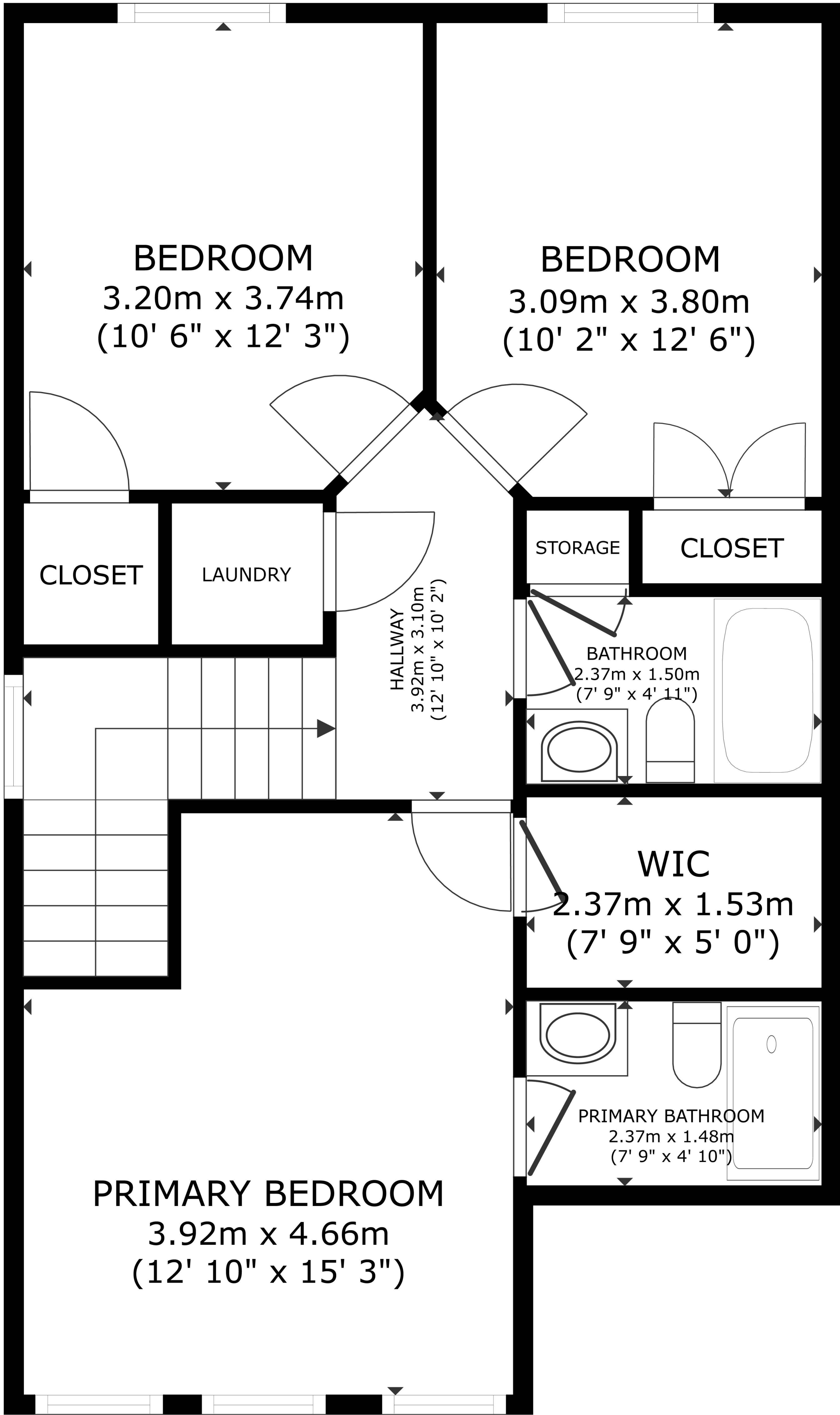
EXTERIOR WALL THICKNESS: 6.5"



BASEMENT
53.98 m²(581 sq ft)



MAIN FLOOR
66.31 m²(714 sq ft)



SECOND FLOOR
72.02 m²(775 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.

MAIN	714 SQ.FT.
SECOND	775 SQ.FT.
TOTAL RMS AREA	1489 SQ.FT.