



Measurement Report

Measurement Date	June 5, 2025
Client Name	Sam Ireland - RE/MAX River City
Property Address	4514 163A Ave NW, Edmonton, AB
Property Type	Single Family
Exterior Wall Thickness	6.5"
Measurement Equipment	Laser

Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	67.51	726.66
Second Floor	2	92.84	999.28
Basement	B	55.11	593.18
Total Above Ground RMS Area		160.34	1725.93

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	4.26 x 3.92	13'12" x 12'10"
Dining Room	1	3.95 x 3.95	12'12" x 12'12"
Kitchen	1	3.67 x 3.73	12'0" x 12'3"
Bonus Room	2	4.12 x 5.47	13'6" x 17'11"
Laundry Room	1	1.58 x 0.91	5'2" x 2'12"
Primary Bedroom	2	3.46 x 4.17	11'4" x 13'8"
Bedroom 2	2	3.03 x 3.34	9'11" x 10'11"
Bedroom 3	2	3.19 x 2.95	10'6" x 9'8"
Bedroom 4	B	2.76 x 4.01	9'1" x 13'2"
Family Room	B	9.15 x 3.79	30'0" x 12'5"
Garage		6.53 x 5.60	21'5" x 18'5"

Bathroom Count

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

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Schematics

