



Measurement Report

Measurement Date	April 23, 2025
Client Name	Billy Redpath - RE/MAX Real Estate
Property Address	59-165 Cy Becker Blvd NW, Edmonton, AB
Property Type	Townhouse
Exterior Wall Thickness	6.5"
Measurement Equipment	Laser

Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	23.87	256.93
Second Floor	2	60.40	650.09
Third Floor	3	62.96	677.69
Total Above Ground RMS Area		147.22	1584.71

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room/Dining Room	2	5.80 x 5.96	19'0" x 19'7"
Kitchen	2	5.80 x 3.40	19'0" x 11'2"
Den	1	2.45 x 3.33	8'0" x 10'11"
Laundry Room	2	1.56 x 1.73	5'1" x 5'8"
Primary Bedroom	3	4.71 x 3.95	15'5" x 12'12"
Bedroom 2	3	3.26 x 4.20	10'8" x 13'9"
Garage Door		2.12 x 4.82	6'11" x 15'10"
Garage		6.55 x 5.85	21'6" x 19'2"

Bathroom Count

	Level	Pieces
Bathroom 1	2	2
Bathroom 2(Ensuite)	3	4
Bathroom 3(Ensuite)	3	4

Measuring Process

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

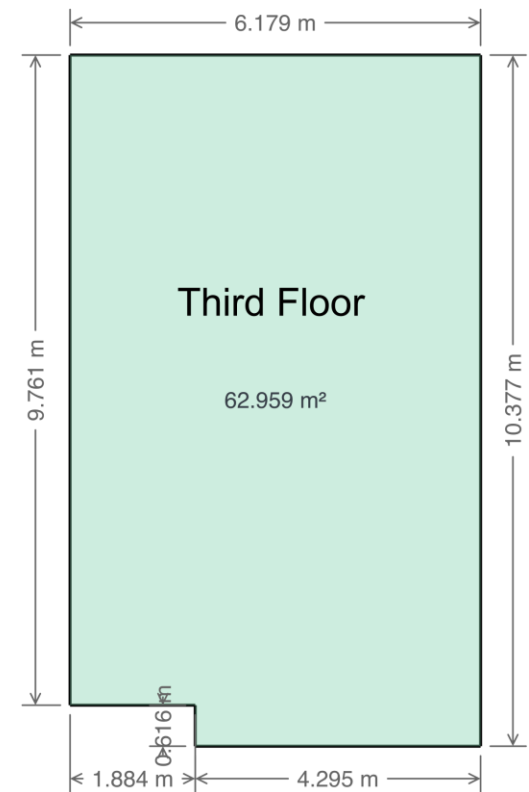
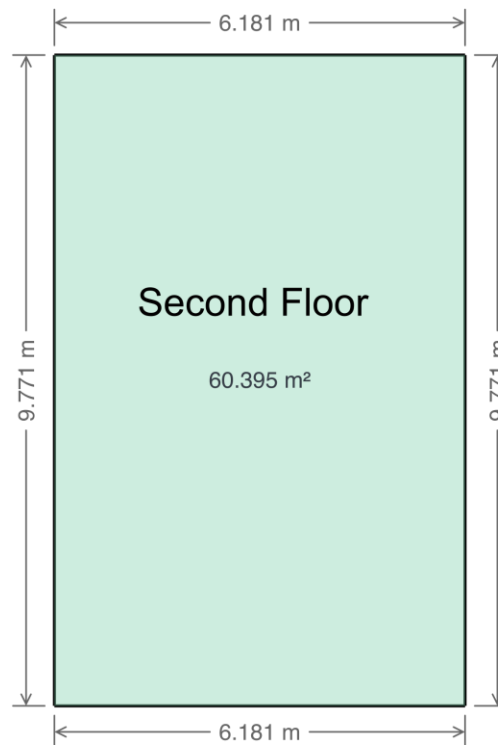
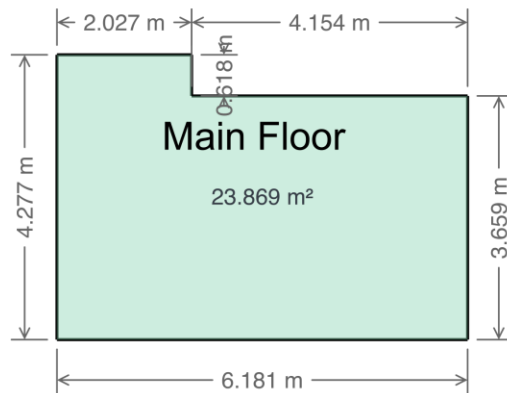
Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

587-566-6774

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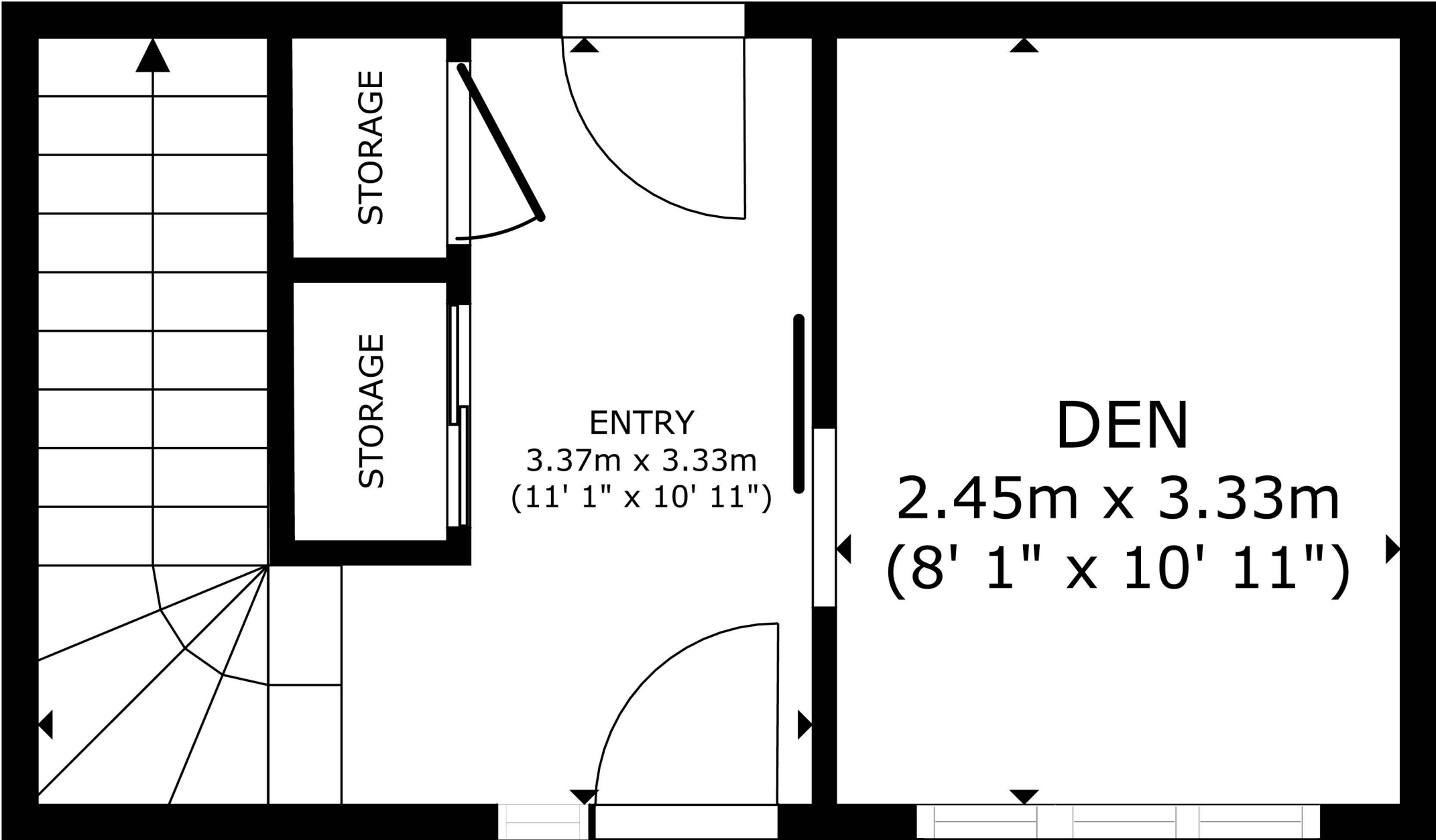
Schematics



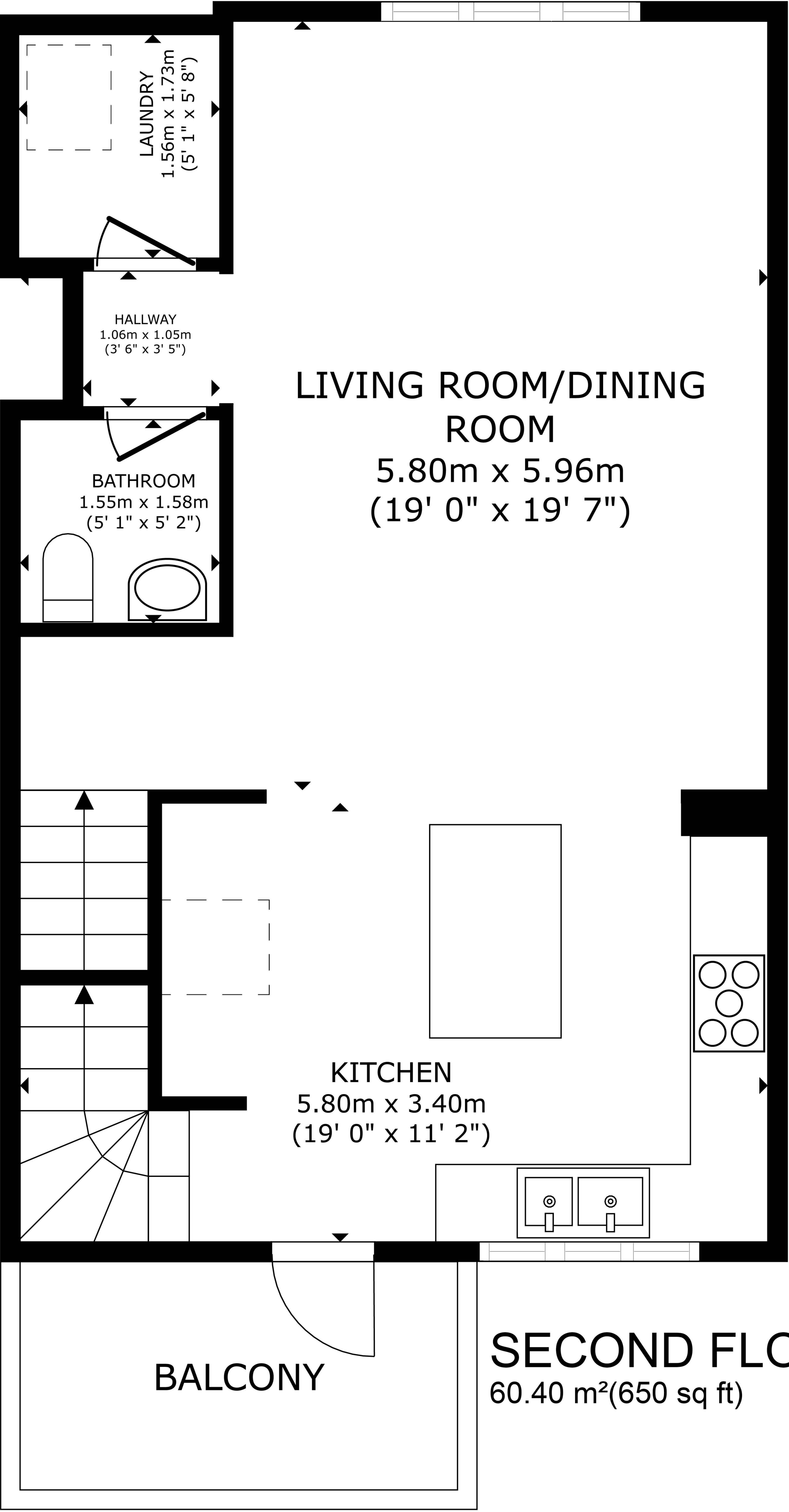
59, 165 CY BECKER BLVD NW
EDMONTON, AB

EXTERIOR WALL THICKNESS: 6.5”

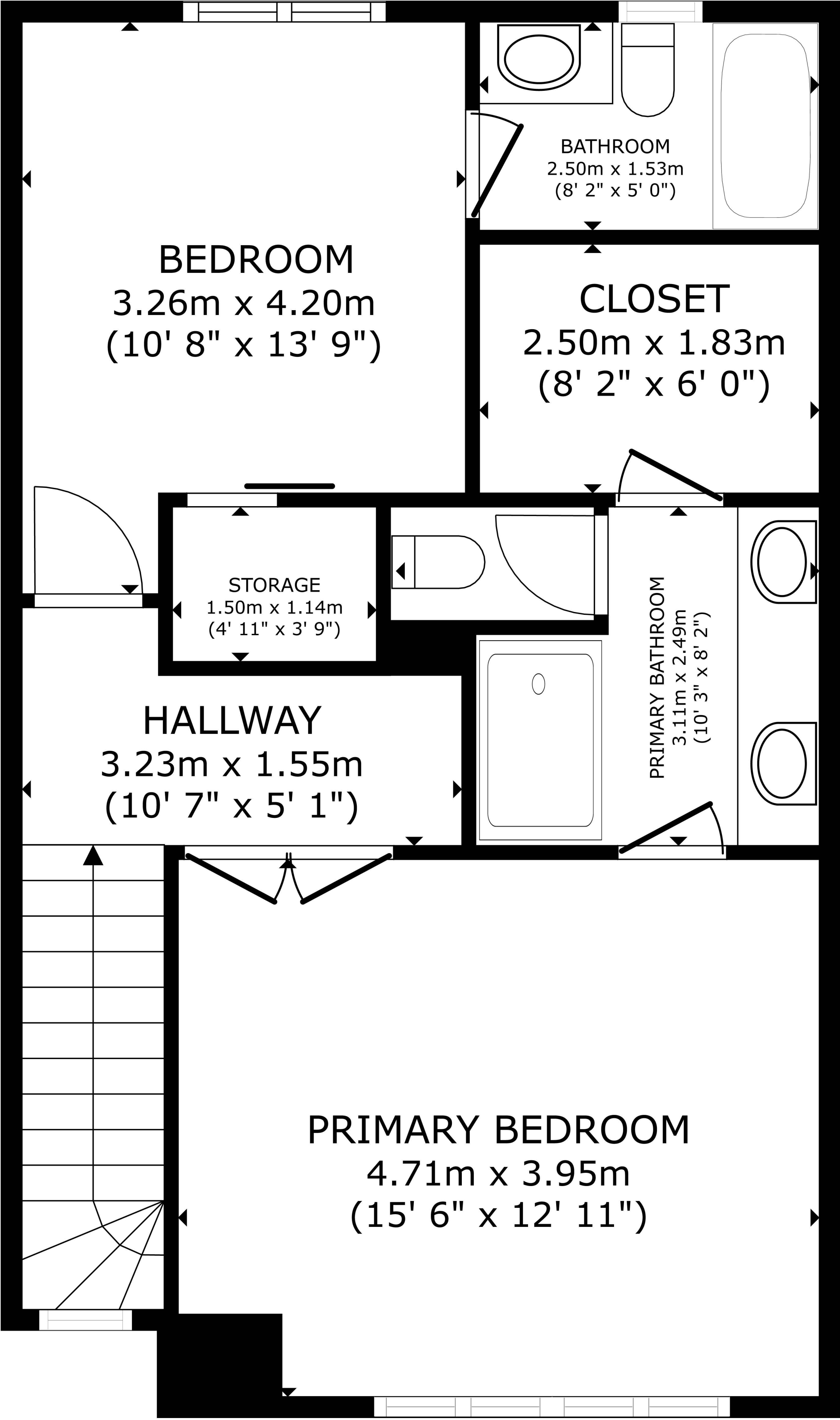
MAIN	257 SQ.FT.
SECOND	650 SQ.FT.
THIRD	678 SQ.FT.
TOTAL RMS AREA	1585 SQ.FT.



MAIN FLOOR
23.87 m²(257 sq ft)



SECOND FLOOR
60.40 m²(650 sq ft)



THIRD FLOOR
62.96 m²(678 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.