Home data report

527 Merlin Landing NW, Edmonton, Alberta T5S 0L9, Canada



Total Area: 2299 sq. ft

1st Floor: 1088 sq. ft, 2nd Floor: 1211 sq. ft
Excluded: Fireplace 11 sq. ft, Open to below 88 sq. ft

Property summary

2 Floors

3 Bedrooms

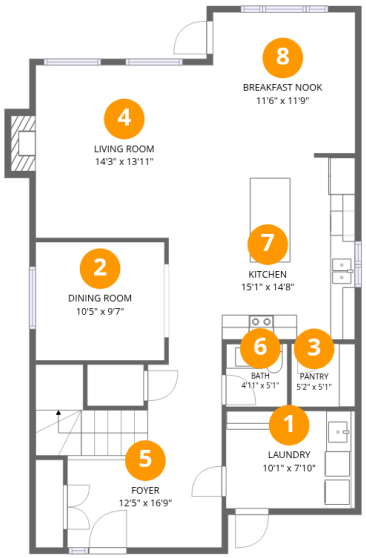
2 Bathrooms

1 Half baths

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Room dimensions

Floor 1

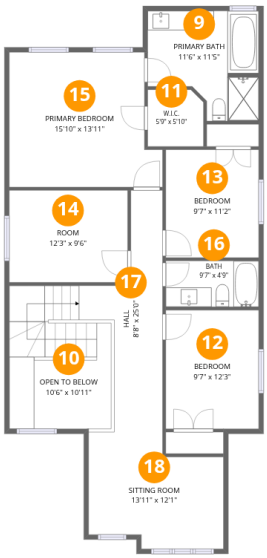
Total:1088sqft **Excluded:** 11sqft

#		Dimensions	sqft	Counted as living area
1	Laundry	10'1" x 7'10"	82 sq. ft	Yes
2	Dining Room	10'5" x 9'7"	99 sq. ft	Yes
3	Pantry	5'2" x 5'1"	26 sq. ft	Yes
4	Living Room	14'3" x 13'11"	208 sq. ft	Yes
5	Foyer	12'5" x 16'9"	192 sq. ft	Yes
6	Bath	4'11" x 5'1"	25 sq. ft	Yes
7	Kitchen	15'1" x 14'8"	198 sq. ft	Yes
8	Breakfast Nook	11'6" x 11'9"	133 sq. ft	Yes

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Room dimensions

Floor 2

Total:1211sqft **Excluded:** 88sqft

#		Dimensions	sqft	Counted as living area
9	Primary Bath	11'6" x 11'5"	109 sq. ft	Yes
10	Open To Below	10'6" x 10'11"	81 sq. ft	No
11	W.I.C.	5'9" x 5'10"	33 sq. ft	Yes
12	Bedroom	9'7" x 12'3"	118 sq. ft	Yes
13	Bedroom	9'7" x 11'2"	107 sq. ft	Yes
14	Room	12'3" x 9'6"	116 sq. ft	Yes
15	Primary Bedroom	15'10" x 13'11"	202 sq. ft	Yes
16	Bath	9'7" x 4'9"	46 sq. ft	Yes
17	Hall	8'8" x 25'0"	189 sq. ft	Yes
18	Sitting Room	13'11" x 12'1"	144 sq. ft	Yes

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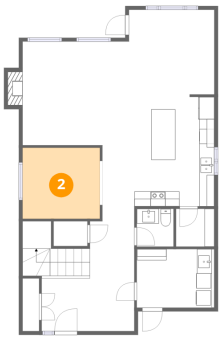
1 Floor 1 - Laundry



Dimensions: 10'1" x 7'10"
Area: 82 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Dining Room



Dimensions: 10'5" x 9'7"
Area: 99 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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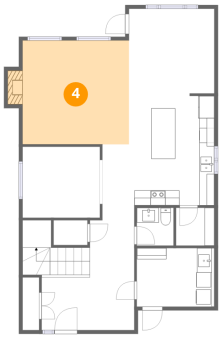
3 Floor 1 - Pantry



Dimensions: 5'2" x 5'1"
Area: 26 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

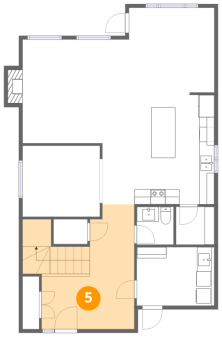
4 Floor 1 - Living Room



Dimensions: 14'3" x 13'11"
Area: 208 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Foyer



Dimensions: 12'5" x 16'9"
Area: 192 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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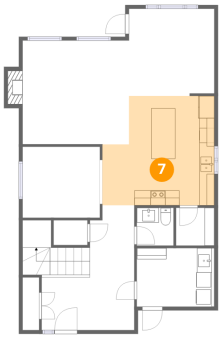
6 Floor 1 - Bath



Dimensions: 4'11" x 5'1"
Area: 25 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

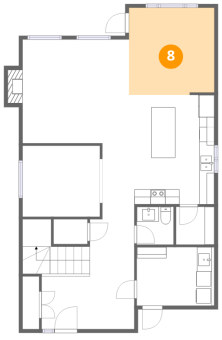
7 Floor 1 - Kitchen



Dimensions: 15'1" x 14'8"
Area: 198 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Breakfast Nook



Dimensions: 11'6" x 11'9"
Area: 133 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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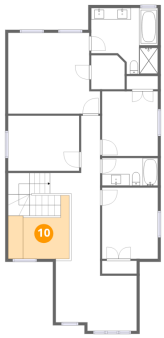
9 Floor 2 - Primary Bath



Dimensions: 11'6" x 11'5"
Area: 109 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

10 Floor 2 - Open To Below



Dimensions: 10'6" x 10'11"
Area: 81 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - W.I.C.



Dimensions: 5'9" x 5'10"
Area: 33 sq. ft
Counted as living area: Yes

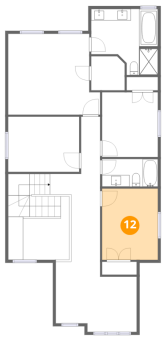
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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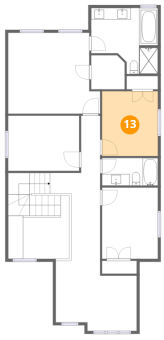
12 Floor 2 - Bedroom



Dimensions: 9'7" x 12'3"
Area: 118 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

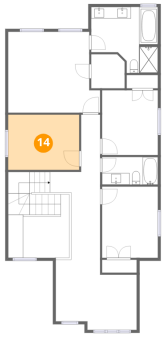
13 Floor 2 - Bedroom



Dimensions: 9'7" x 11'2"
Area: 107 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Room



Dimensions: 12'3" x 9'6"
Area: 116 sq. ft
Counted as living area: Yes

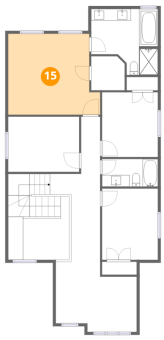
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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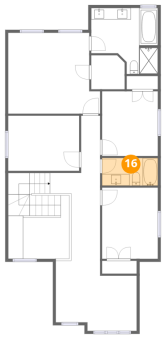
15 Floor 2 - Primary Bedroom



Dimensions: 15'10" x 13'11"
Area: 202 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

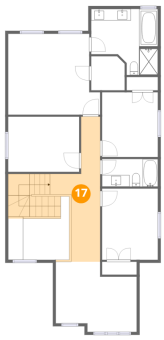
16 Floor 2 - Bath



Dimensions: 9'7" x 4'9"
Area: 46 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

17 Floor 2 - Hall



Dimensions: 8'8" x 25'0"
Area: 189 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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527 Merlin Landing NW, Edmonton, Alberta T5S 0L9, Canada

18 Floor 2 - Sitting Room



Dimensions: 13'11" x 12'1"
Area: 144 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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