



Measurement Report

Measurement Date	September 10, 2025
Client Name	Stephen Lau - RE/MAX Real Estate
Property Address	3412 114 Ave NW, Edmonton, AB
Property Type	Single Family
Exterior Wall Thickness	4.5"
Measurement Equipment	Laser

Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	109.38	1177.41
Basement	B	95.77	1030.87
Total Above Ground RMS Area		109.38	1177.41

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	4.13 x 5.28	13'6" x 17'4"
Dining Room	1	2.00 x 3.18	6'7" x 10'5"
Kitchen	1	2.50 x 3.19	8'2" x 10'6"
Formal Dining Room	1	3.16 x 2.61	10'4" x 8'7"
Laundry Room	B	2.11 x 2.27	6'11" x 7'5"
Primary Bedroom	1	3.95 x 3.12	12'12" x 10'3"
Bedroom 2	1	3.03 x 2.87	9'11" x 9'5"
Bedroom 3	1	3.02 x 2.63	9'11" x 8'8"
Bedroom 4	B	3.41 x 3.40	11'2" x 11'2"
Bedroom 5	B	3.23 x 3.42	10'7" x 11'2"
Bedroom 6	B	3.39 x 2.72	11'1" x 8'11"
Family Room	B	3.41 x 6.04	11'2" x 19'10"
Garage Door height x 2		2.13 x 2.74	6'12" x 8'12"
Garage		7.70 x 7.15	25'3" x 23'5"

Bathroom Count

	Level	Pieces
Bathroom 1	1	4
Bathroom 2	1	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.

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Schematics

