



Measurement Report

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|-------------------------|---------------------------------|
| Measurement Date | May 16, 2026 |
| Client Name | Sarah Lizee - RE/MAX River City |
| Property Address | 166 Edgewater Circle, Leduc, 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 | 136.43 | 1468.54 |
| Basement | B | 120.12 | 1293.01 |
| Total Above Ground RMS Area | | 136.43 | 1468.54 |

Room Dimensions

| | Level | Metric (m) | Imperial (ft) |
|-----------------|-------|-------------|-----------------|
| Living Room | 1 | 5.15 x 4.82 | 16'11" x 15'10" |
| Dining Room | 1 | 2.98 x 4.86 | 9'9" x 15'11" |
| Kitchen | 1 | 4.94 x 4.85 | 16'3" x 15'11" |
| Laundry Room | 1 | 2.08 x 1.67 | 6'10" x 5'6" |
| Primary Bedroom | 1 | 4.26 x 4.45 | 13'12" x 14'7" |
| Bedroom 2 | B | 3.10 x 3.03 | 10'2" x 9'11" |
| Bedroom 3 | B | 2.90 x 4.22 | 9'6" x 13'10" |
| Bedroom 4 | B | 2.60 x 3.03 | 8'6" x 9'11" |
| Family Room | B | 4.69 x 4.36 | 15'5" x 14'4" |
| Recreation Room | B | 4.53 x 4.59 | 14'10" x 15'1" |
| Garage | | 7.76 x 5.72 | 25'5" x 18'9" |

Bathroom Count

| | Level | Pieces |
|---------------------|-------|--------|
| Bathroom 1 | 1 | 2 |
| Bathroom 2(ensuite) | 1 | 5 |
| Bathroom 3 | 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.

Schematics

