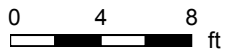
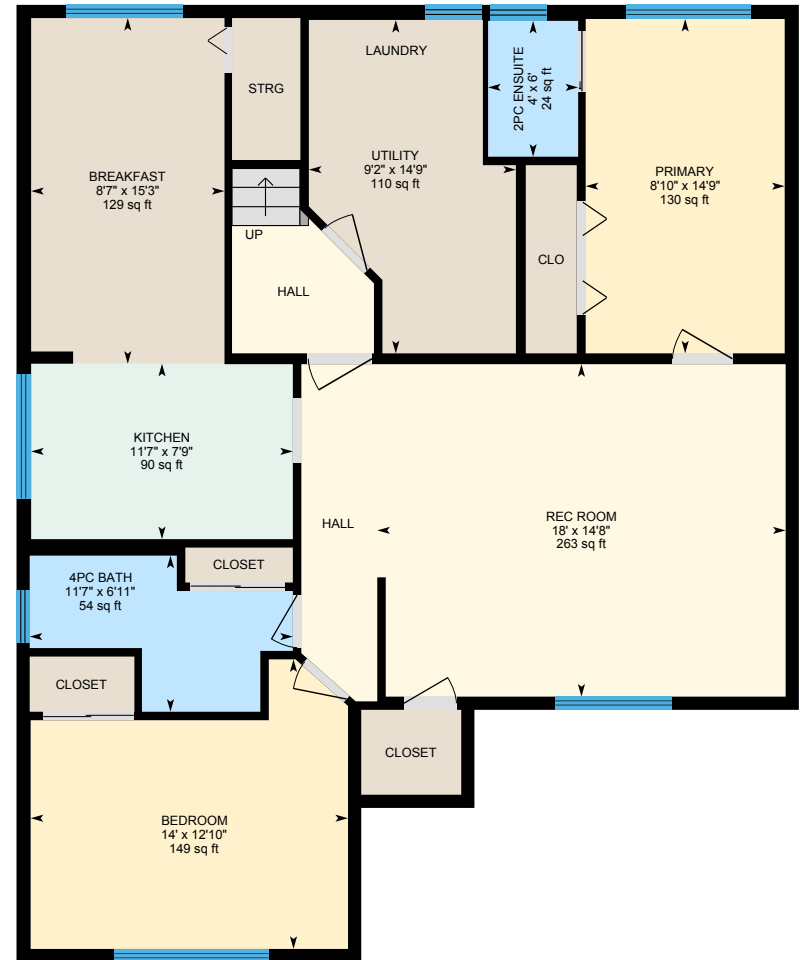
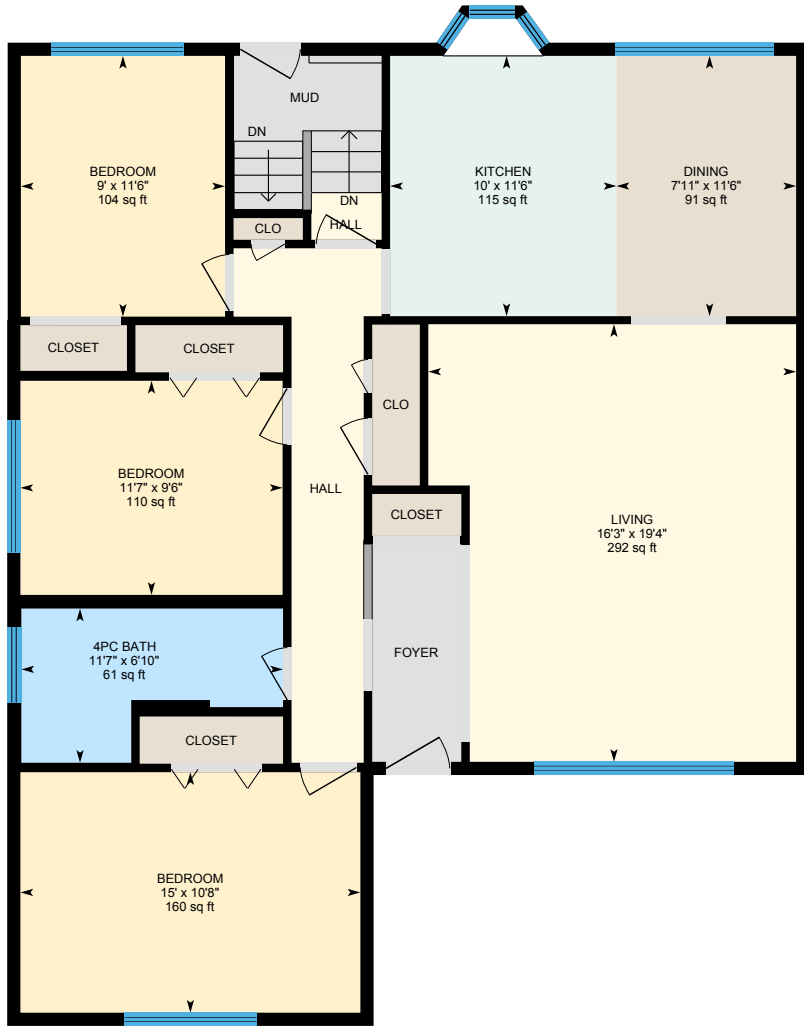


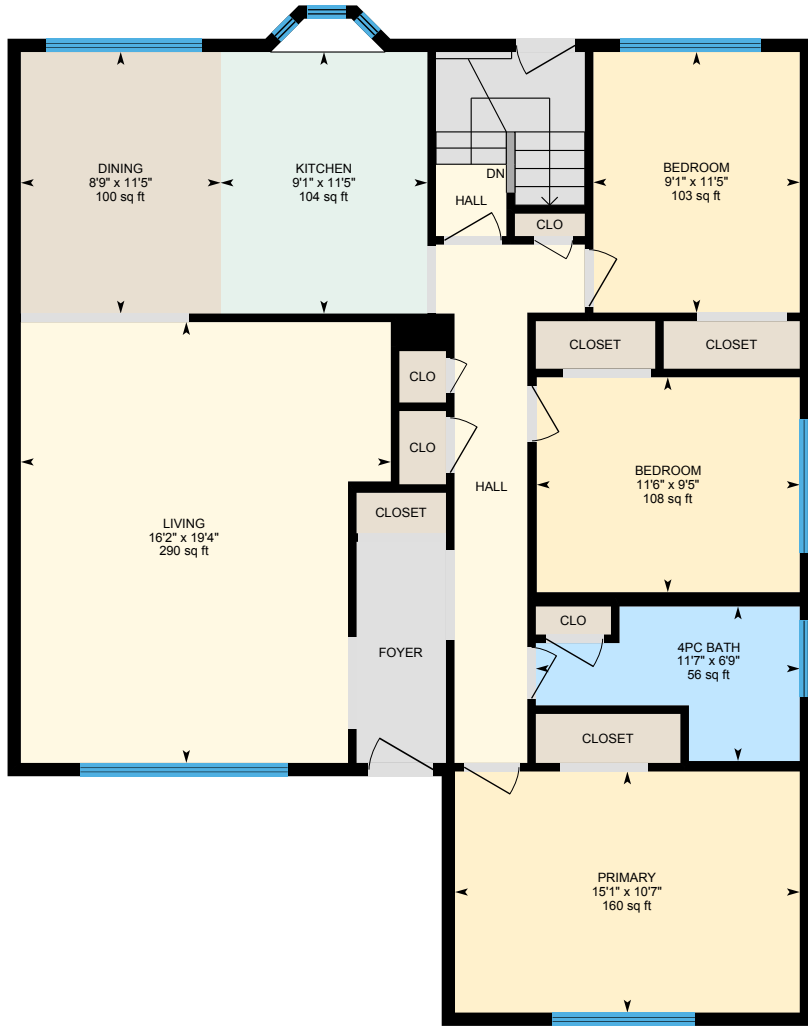
# 13804 13808 119 Ave NW, Edmonton, AB

13808 119 Ave NW, Edmonton, AB, CA: Total Interior Area Above Grade

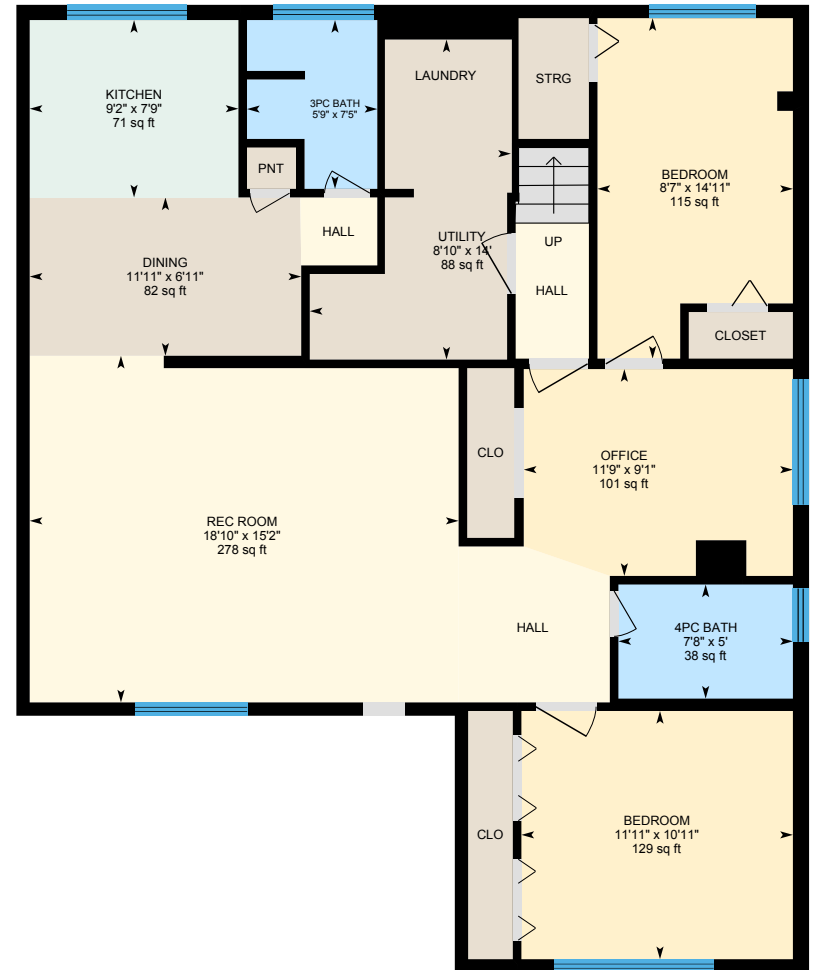


# 13804 13808 119 Ave NW, Edmonton, AB

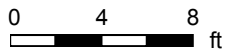
13804 119 Ave NW, Edmonton, AB, CA: Total Exterior Area Above Grade 1319.81 sq ft



Main Floor



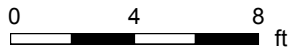
Basement (Below Grade)



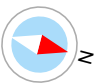
PREPARED: 2026/04/10

# 13804 13808 119 Ave NW, Edmonton, AB

Main Floor (Below Grade) Exterior Area 1326.51 sq ft  
Interior Area 1234.80 sq ft

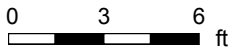


PREPARED: 2026/04/10



# 13804 13808 119 Ave NW, Edmonton, AB

Basement (Below Grade) Exterior Area 1265.04 sq ft  
Interior Area 1175.67 sq ft

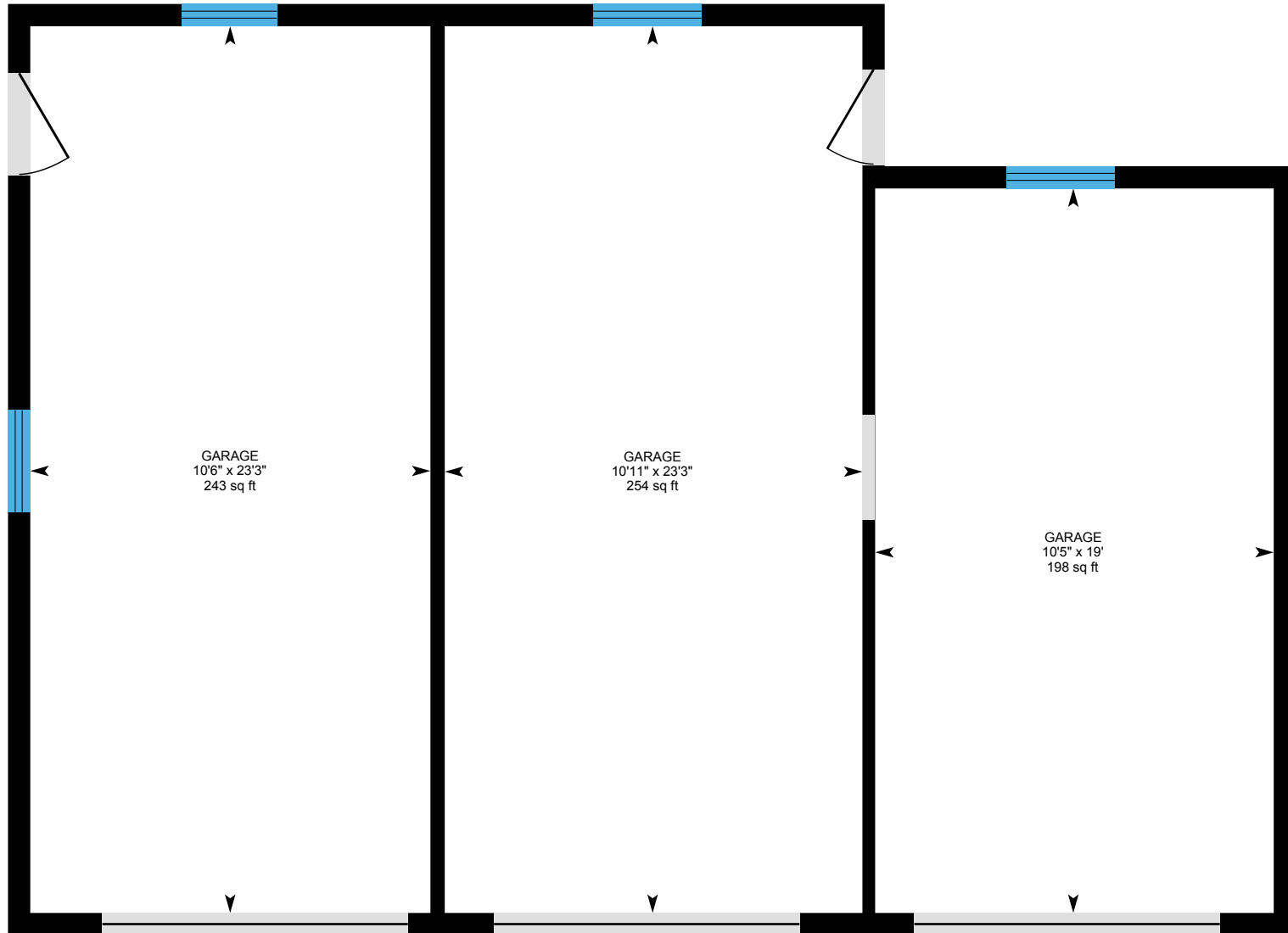


PREPARED: 2026/04/10



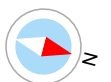
# 13804 13808 119 Ave NW, Edmonton, AB

Garage Excluded Area 778.20 sq ft



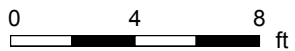
0 3 6 ft

PREPARED: 2026/04/10

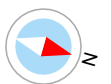


# 13804 13808 119 Ave NW, Edmonton, AB

Main Floor Exterior Area 1319.81 sq ft  
Interior Area 1228.06 sq ft

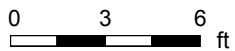
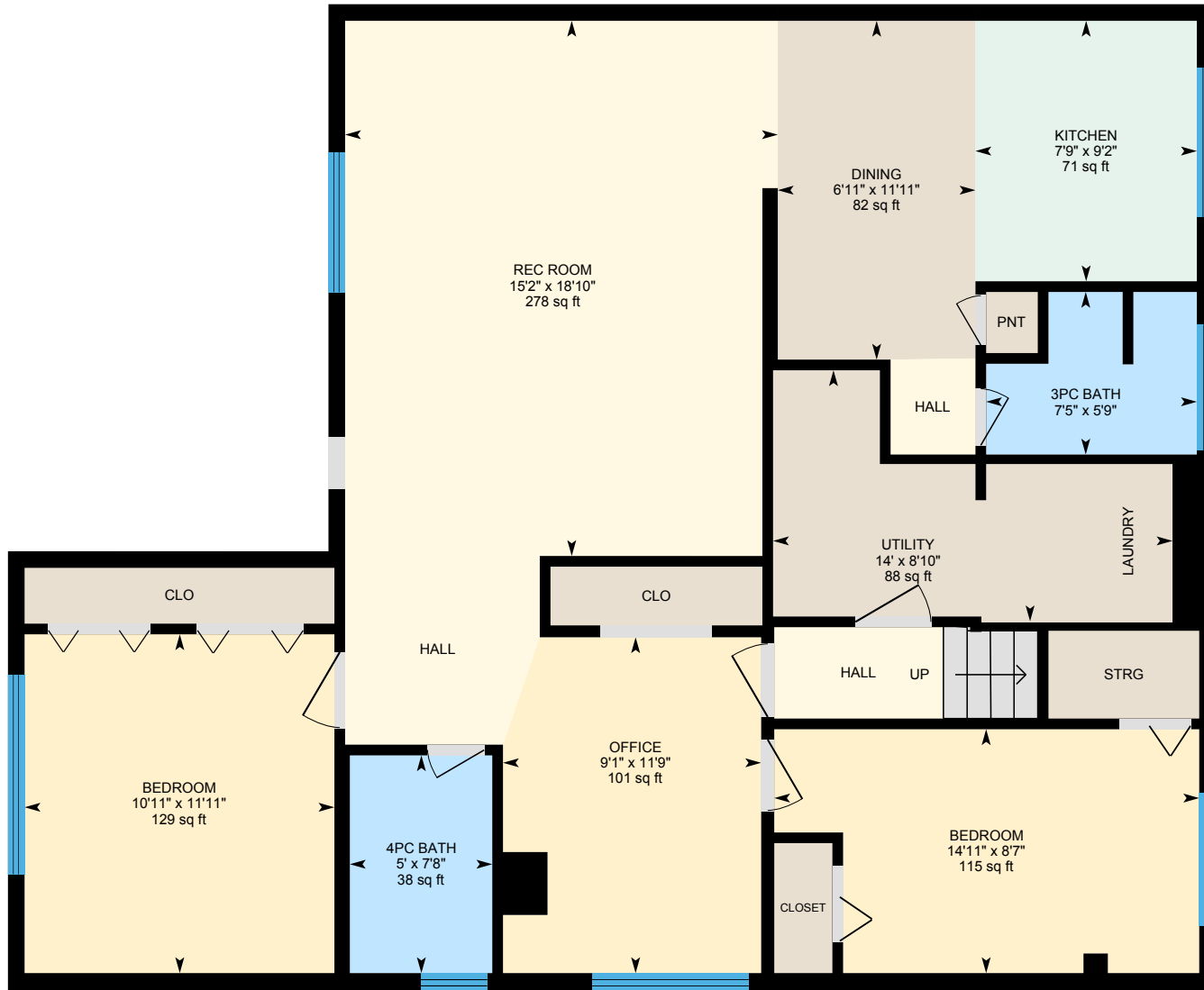


PREPARED: 2026/04/10

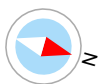


# 13804 13808 119 Ave NW, Edmonton, AB

Basement (Below Grade) Exterior Area 1250.95 sq ft  
Interior Area 1161.30 sq ft



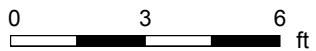
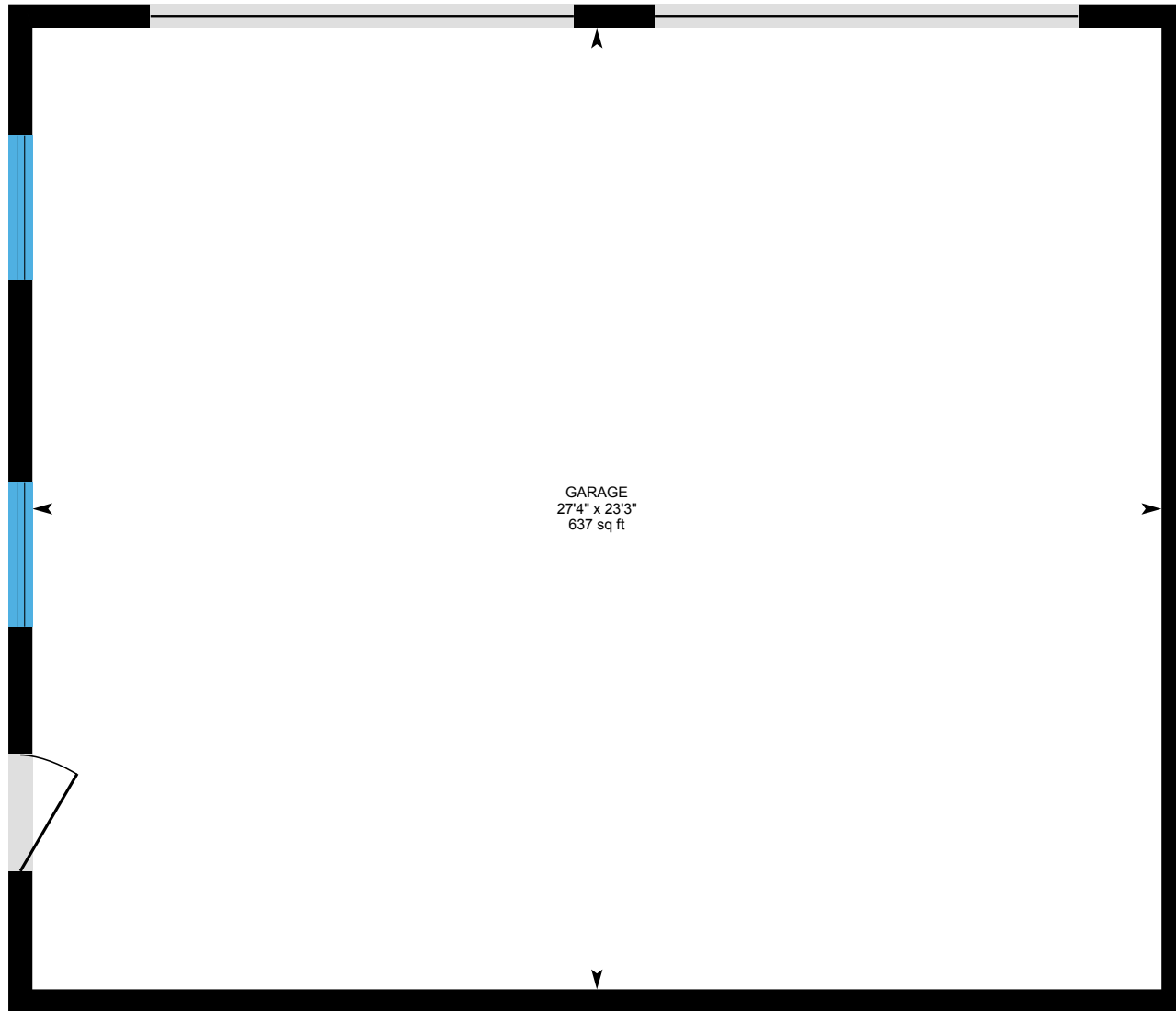
PREPARED: 2026/04/10



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 13804 13808 119 Ave NW, Edmonton, AB

Garage Excluded Area 698.12 sq ft



PREPARED: 2026/04/10



# 13804 13808 119 Ave NW, Edmonton, AB

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). 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.

#### 13808 119 Ave Nw, Edmonton, Ab, Ca

##### MAIN FLOOR

4pc Bath: 11'7" x 6'10" | 61 sq ft  
Bedroom: 11'7" x 9'6" | 110 sq ft  
Bedroom: 15' x 10'8" | 160 sq ft  
Bedroom: 9' x 11'6" | 104 sq ft  
Dining: 7'11" x 11'6" | 91 sq ft  
Kitchen: 10' x 11'6" | 115 sq ft  
Living: 16'3" x 19'4" | 292 sq ft

##### BASEMENT

2pc Ensuite: 4' x 6' | 24 sq ft  
4pc Bath: 11'7" x 6'11" | 54 sq ft  
Bedroom: 14' x 12'10" | 149 sq ft  
Breakfast: 8'7" x 15'3" | 129 sq ft  
Kitchen: 11'7" x 7'9" | 90 sq ft  
Primary: 8'10" x 14'9" | 130 sq ft  
Rec Room: 18' x 14'8" | 263 sq ft  
Utility: 9'2" x 14'9" | 110 sq ft

### Garage

##### GARAGE

Garage: 19' x 10'5" | 198 sq ft  
Garage: 23'3" x 10'6" | 243 sq ft  
Garage: 23'3" x 10'11" | 254 sq ft

#### 13804 119 Ave Nw, Edmonton, Ab, Ca

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### 13808 119 Ave Nw, Edmonton, Ab, Ca

##### MAIN FLOOR (Below Grade)

Interior Area: 1234.80 sq ft  
Perimeter Wall Thickness: 7.1 in  
Exterior Area: 1326.51 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1175.67 sq ft  
Perimeter Wall Thickness: 7.1 in  
Exterior Area: 1265.04 sq ft

### Garage

##### GARAGE

All space is excluded

#### 13804 119 Ave Nw, Edmonton, Ab, Ca

##### MAIN FLOOR

Interior Area: 1228.06 sq ft  
Perimeter Wall Thickness: 7.1 in  
Exterior Area: 1319.81 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1161.30 sq ft  
Perimeter Wall Thickness: 7.1 in  
Exterior Area: 1250.95 sq ft

# 13804 13808 119 Ave NW, Edmonton, AB

## Property Details

### Room Measurements

#### MAIN FLOOR

4pc Bath: 11'7" x 6'9" | 56 sq ft  
Bedroom: 11'6" x 9'5" | 108 sq ft  
Bedroom: 9'1" x 11'5" | 103 sq ft  
Dining: 8'9" x 11'5" | 100 sq ft  
Kitchen: 9'1" x 11'5" | 104 sq ft  
Living: 16'2" x 19'4" | 290 sq ft  
Primary: 15'1" x 10'7" | 160 sq ft

#### BASEMENT

3pc Bath: 5'9" x 7'5" | 36 sq ft  
4pc Bath: 7'8" x 5' | 38 sq ft  
Bedroom: 11'11" x 10'11" | 129 sq ft  
Bedroom: 8'7" x 14'11" | 115 sq ft  
Dining: 11'11" x 6'11" | 82 sq ft  
Kitchen: 9'2" x 7'9" | 71 sq ft  
Office: 11'9" x 9'1" | 101 sq ft  
Rec Room: 18'10" x 15'2" | 278 sq ft  
Utility: 8'10" x 14' | 88 sq ft

#### Garage

##### GARAGE

Garage: 23'3" x 27'4" | 637 sq ft

### Floor Area Information

#### Garage

##### GARAGE

All space is excluded

**Total Above Grade Floor Area, 13808 119 Ave Nw, Edmonton, Ab, Ca**

**Total Above Grade Floor Area, Garage**

Excluded Area: 778.20 sq ft

**Total Above Grade Floor Area, 13804 119 Ave Nw, Edmonton, Ab, Ca**

Interior Area: 1228.06 sq ft

Exterior Area: 1319.81 sq ft

**Total Above Grade Floor Area, Garage**

Excluded Area: 698.12 sq ft

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>