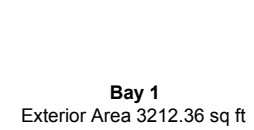
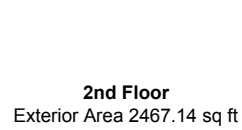
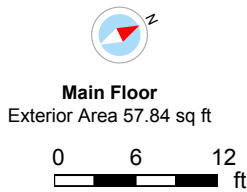


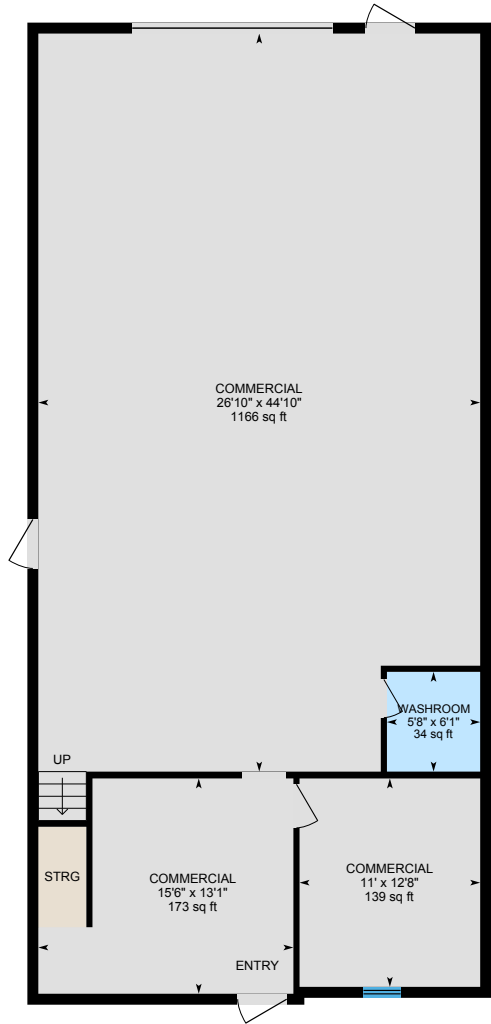
# 216 Birch Rd NE, Slave Lake, AB

Main Building: Total Exterior Area Above Grade 13292.93 sq ft

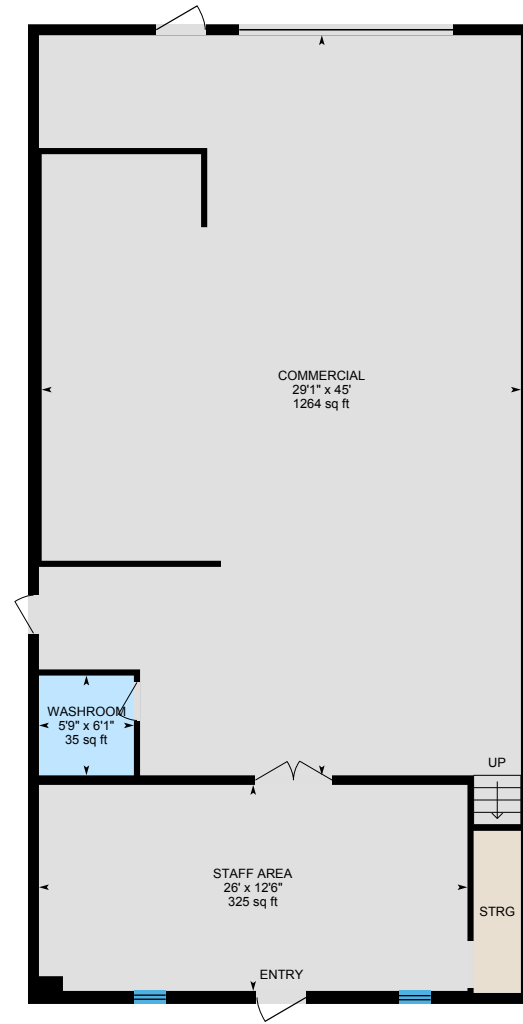


# 216 Birch Rd NE, Slave Lake, AB

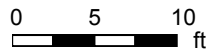
Main Building: Total Exterior Area Above Grade 13292.93 sq ft



**Bay 2**  
Exterior Area 1677.66 sq ft



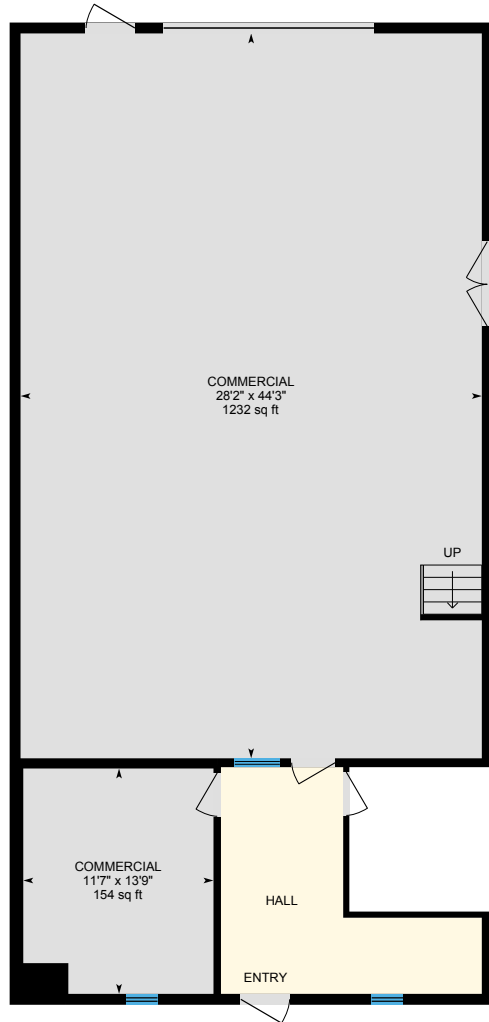
**Bay 3**  
Exterior Area 1814.58 sq ft



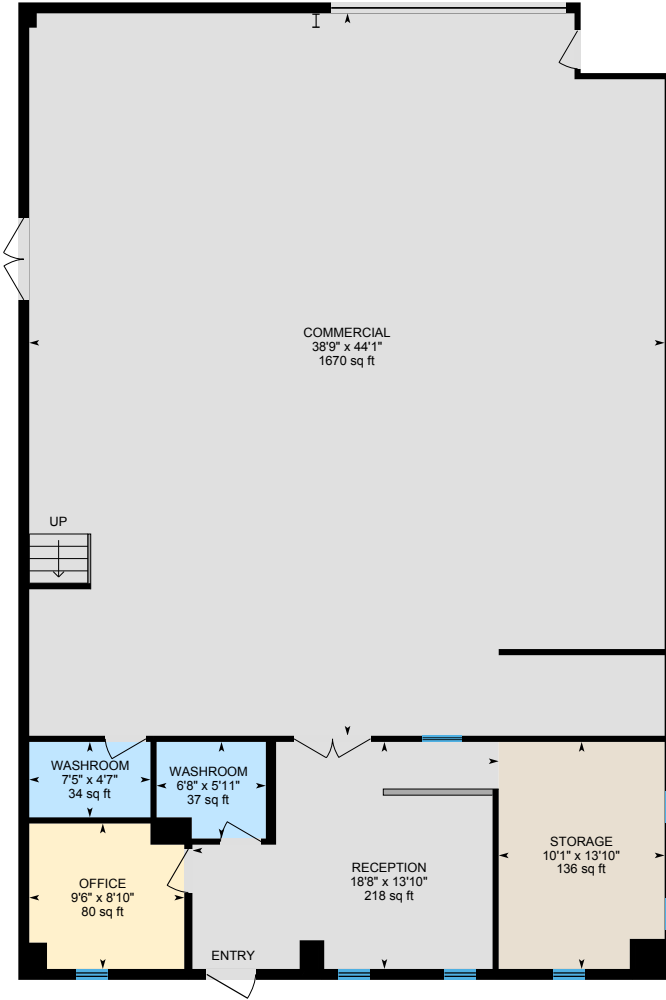
PREPARED: 2025/12/20

# 216 Birch Rd NE, Slave Lake, AB

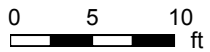
Main Building: Total Exterior Area Above Grade 13292.93 sq ft



**Bay 4**  
Exterior Area 1693.95 sq ft

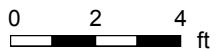
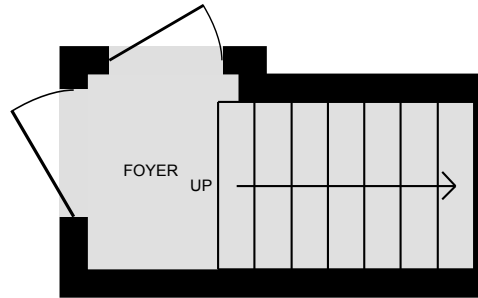


**Bay 5**  
Exterior Area 2369.40 sq ft



# 216 Birch Rd NE, Slave Lake, AB

**Main Floor** Exterior Area 57.84 sq ft  
Interior Area 38.05 sq ft

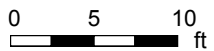
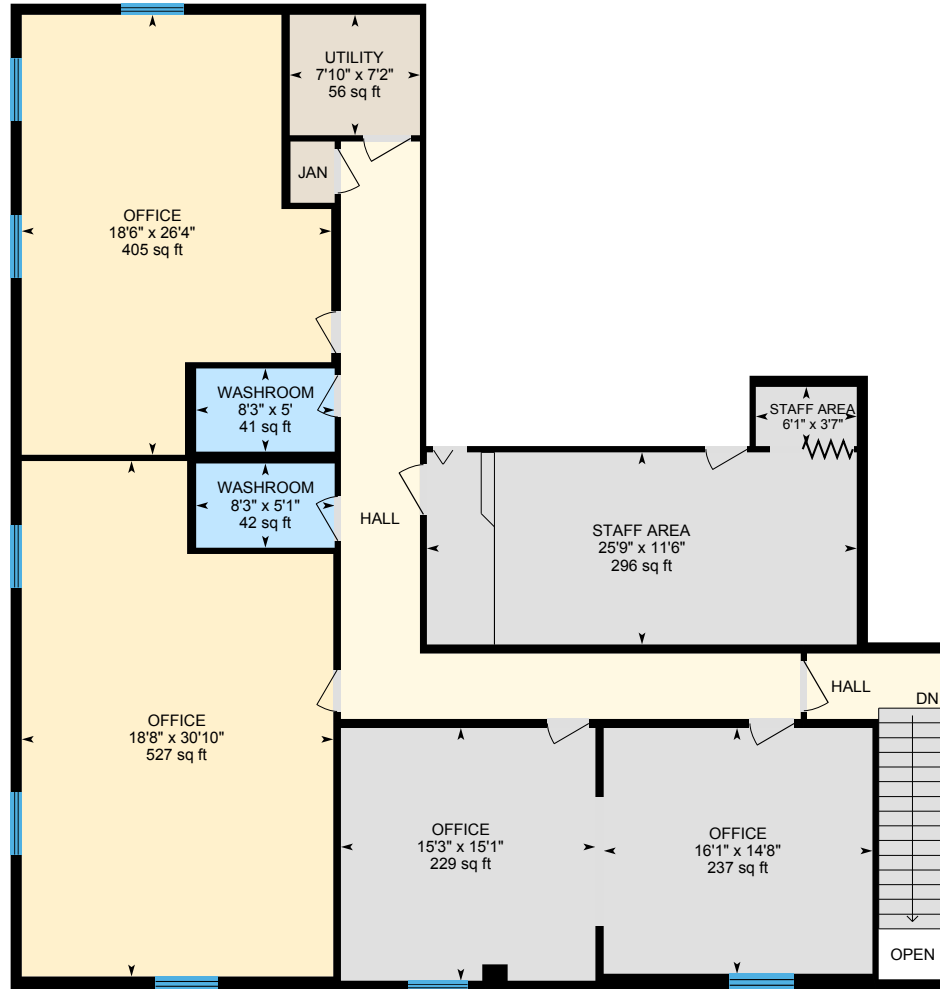


PREPARED: 2025/12/20



# 216 Birch Rd NE, Slave Lake, AB

**2nd Floor** Exterior Area 2467.14 sq ft  
Interior Area 2309.29 sq ft  
Excluded Area 12.21 sq ft

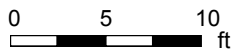


PREPARED: 2025/12/20



# 216 Birch Rd NE, Slave Lake, AB

Bay 1 Exterior Area 3212.36 sq ft  
Interior Area 3062.54 sq ft

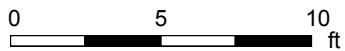


PREPARED: 2025/12/20



# 216 Birch Rd NE, Slave Lake, AB

Bay 2 Exterior Area 1677.66 sq ft  
Interior Area 1562.38 sq ft

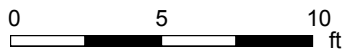
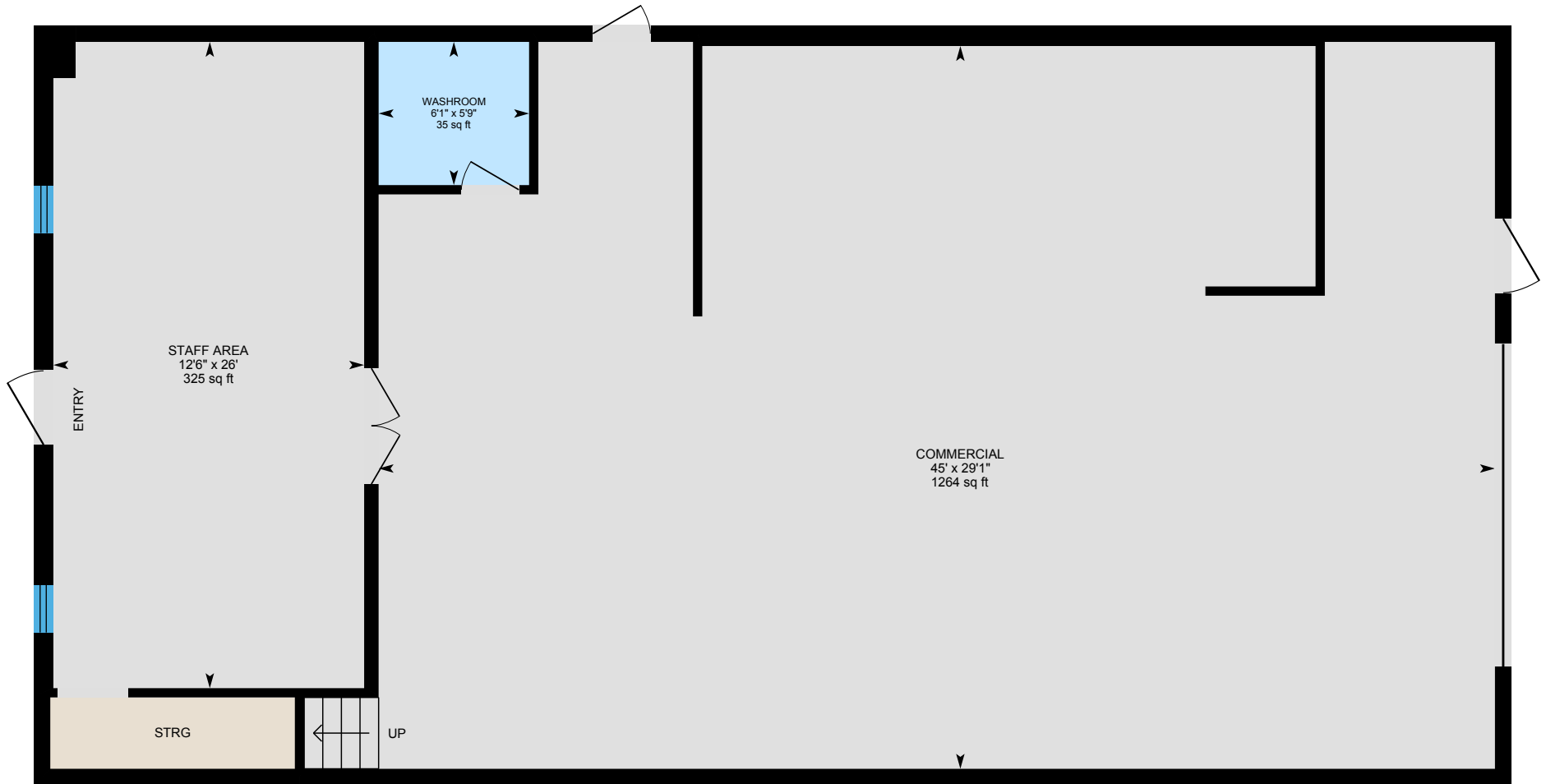


PREPARED: 2025/12/20



# 216 Birch Rd NE, Slave Lake, AB

Bay 3 Exterior Area 1814.58 sq ft  
Interior Area 1696.25 sq ft

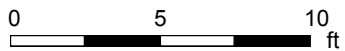
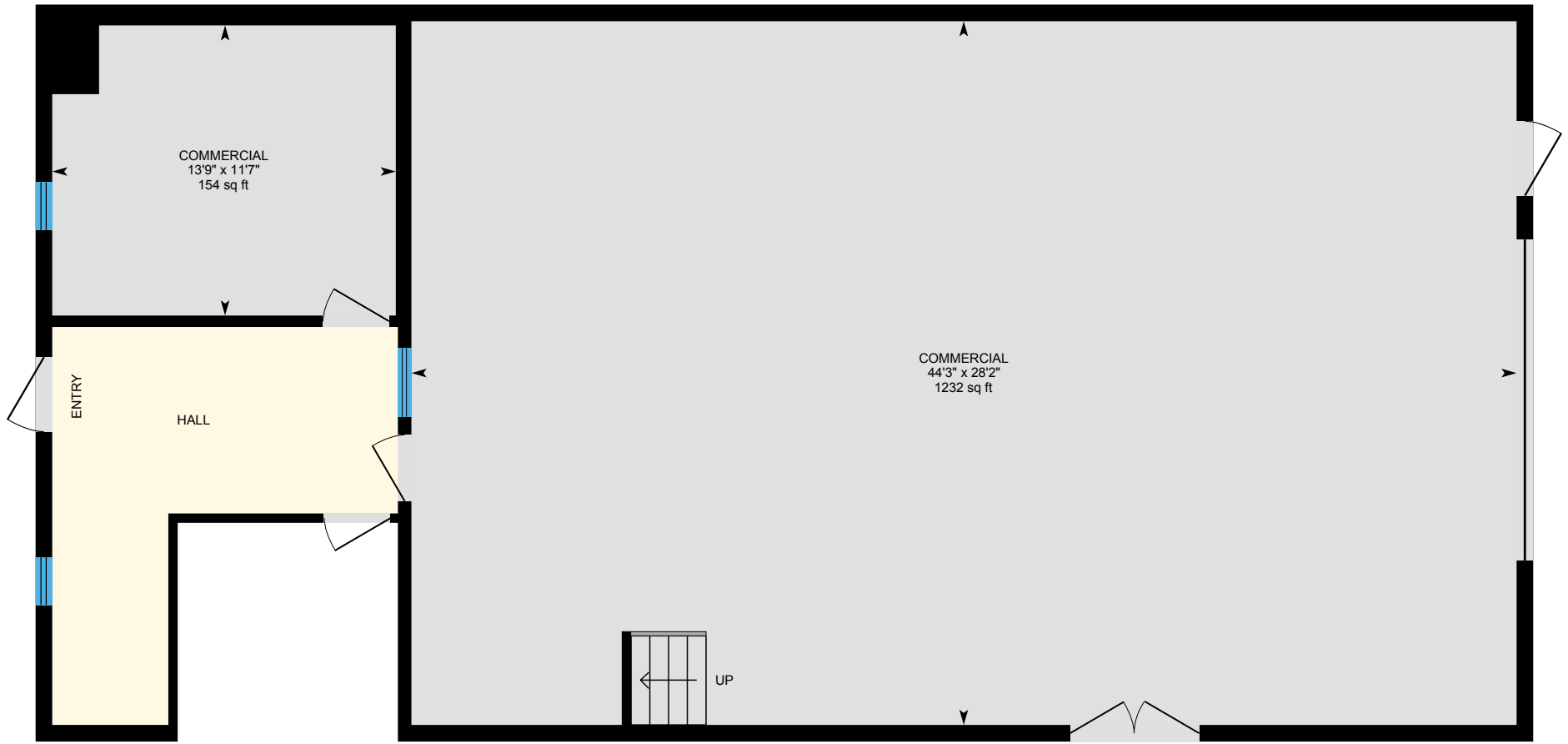


PREPARED: 2025/12/20



# 216 Birch Rd NE, Slave Lake, AB

Bay 4 Exterior Area 1693.95 sq ft  
Interior Area 1565.16 sq ft

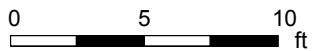


PREPARED: 2025/12/20



# 216 Birch Rd NE, Slave Lake, AB

Bay 5 Exterior Area 2369.40 sq ft  
Interior Area 2238.31 sq ft



PREPARED: 2025/12/20



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.

# 216 Birch Rd NE, Slave Lake, 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.

#### Main Building

##### 2ND FLOOR

Office: 18'6" x 26'4" | 405 sq ft  
Office: 18'8" x 30'10" | 527 sq ft  
Office: 16'1" x 14'8" | 237 sq ft  
Office: 15'3" x 15'1" | 229 sq ft  
Staff Area: 25'9" x 11'6" | 296 sq ft  
Staff Area: 6'1" x 3'7"  
Utility: 7'10" x 7'2" | 56 sq ft  
Washroom: 8'3" x 5' | 41 sq ft  
Washroom: 8'3" x 5'1" | 42 sq ft

##### BAY 1

Commercial: 26' x 26'1" | 629 sq ft  
Commercial: 45'2" x 58'3" | 1537 sq ft  
Office: 13'5" x 17'6" | 235 sq ft  
Staff Area: 13'5" x 8'10" | 88 sq ft  
Storage: 13'5" x 12'2" | 163 sq ft  
Storage: 13'5" x 11'3" | 151 sq ft  
Storage: 8'6" x 7'8" | 65 sq ft  
Washroom: 5'3" x 4'10" | 25 sq ft  
Washroom: 5'9" x 6'11" | 39 sq ft

##### BAY 2

Commercial: 15'6" x 13'1" | 173 sq ft  
Commercial: 26'10" x 44'10" | 1166 sq ft  
Commercial: 11' x 12'8" | 139 sq ft  
Washroom: 5'8" x 6'1" | 34 sq ft

### 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.

#### Main Building

##### MAIN FLOOR

Interior Area: 38.05 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 57.84 sq ft

##### 2ND FLOOR

Interior Area: 2309.29 sq ft  
Excluded Area: 12.21 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 2467.14 sq ft

##### BAY 1

Interior Area: 3062.54 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 3212.36 sq ft

##### BAY 2

Interior Area: 1562.38 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1677.66 sq ft

##### BAY 3

Interior Area: 1696.25 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1814.58 sq ft

# 216 Birch Rd NE, Slave Lake, AB

## Property Details

### Room Measurements

#### BAY 3

Commercial: 29'1" x 45' | 1264 sq ft

Staff Area: 26' x 12'6" | 325 sq ft

Washroom: 5'9" x 6'1" | 35 sq ft

#### BAY 4

Commercial: 11'7" x 13'9" | 154 sq ft

Commercial: 28'2" x 44'3" | 1232 sq ft

#### BAY 5

Commercial: 38'9" x 44'1" | 1670 sq ft

Office: 9'6" x 8'10" | 80 sq ft

Reception: 18'8" x 13'10" | 218 sq ft

Storage: 10'1" x 13'10" | 136 sq ft

Washroom: 7'5" x 4'7" | 34 sq ft

Washroom: 6'8" x 5'11" | 37 sq ft

### Floor Area Information

#### BAY 4

Interior Area: 1565.16 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 1693.95 sq ft

#### BAY 5

Interior Area: 2238.31 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 2369.40 sq ft

### Total Above Grade Floor Area, Main Building

Interior Area: 12471.99 sq ft

Excluded Area: 12.21 sq ft

Exterior Area: 13292.93 sq ft

Customer Name: Julie Brandle

Customer Company: Royal LePage Progressive Realty

Prepared: Dec 20, 2025

This property was measured by Royal LePage Progressive Realty

The total above grade floor area is RMS size. For detached properties, use the Main Building Exterior Area.

All measurements are powered by iGUIDE and are compatible with RECA standards (RMS), BOMA, ANSI Z765, and International Property Measurement Standards (IPMS).

For properties with shared walls (eg. apartments, townhouses), use the Main Building Interior Area.

# 216 Birch Rd NE, Slave Lake, AB

## 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.

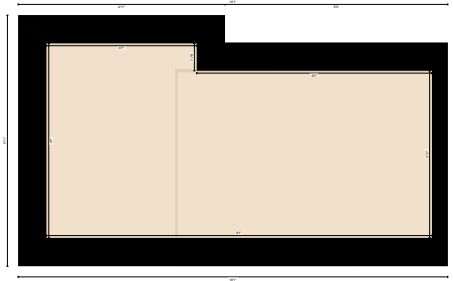
### More Information About the Standards

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

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

# 216 Birch Rd NE, Slave Lake, AB

Measurement Diagram for: Main Floor  
Exterior Wall Thickness: 8.0 in

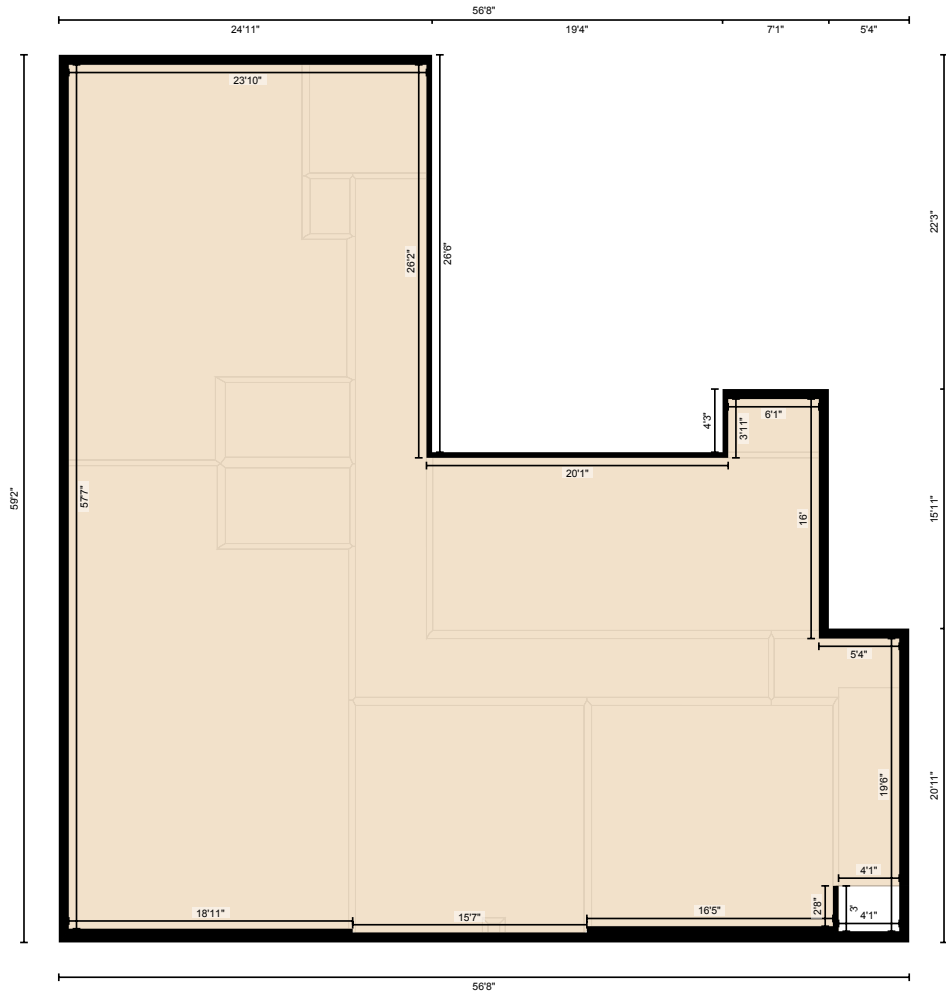


PREPARED: 2025/12/20

# 216 Birch Rd NE, Slave Lake, AB

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 8.0 in



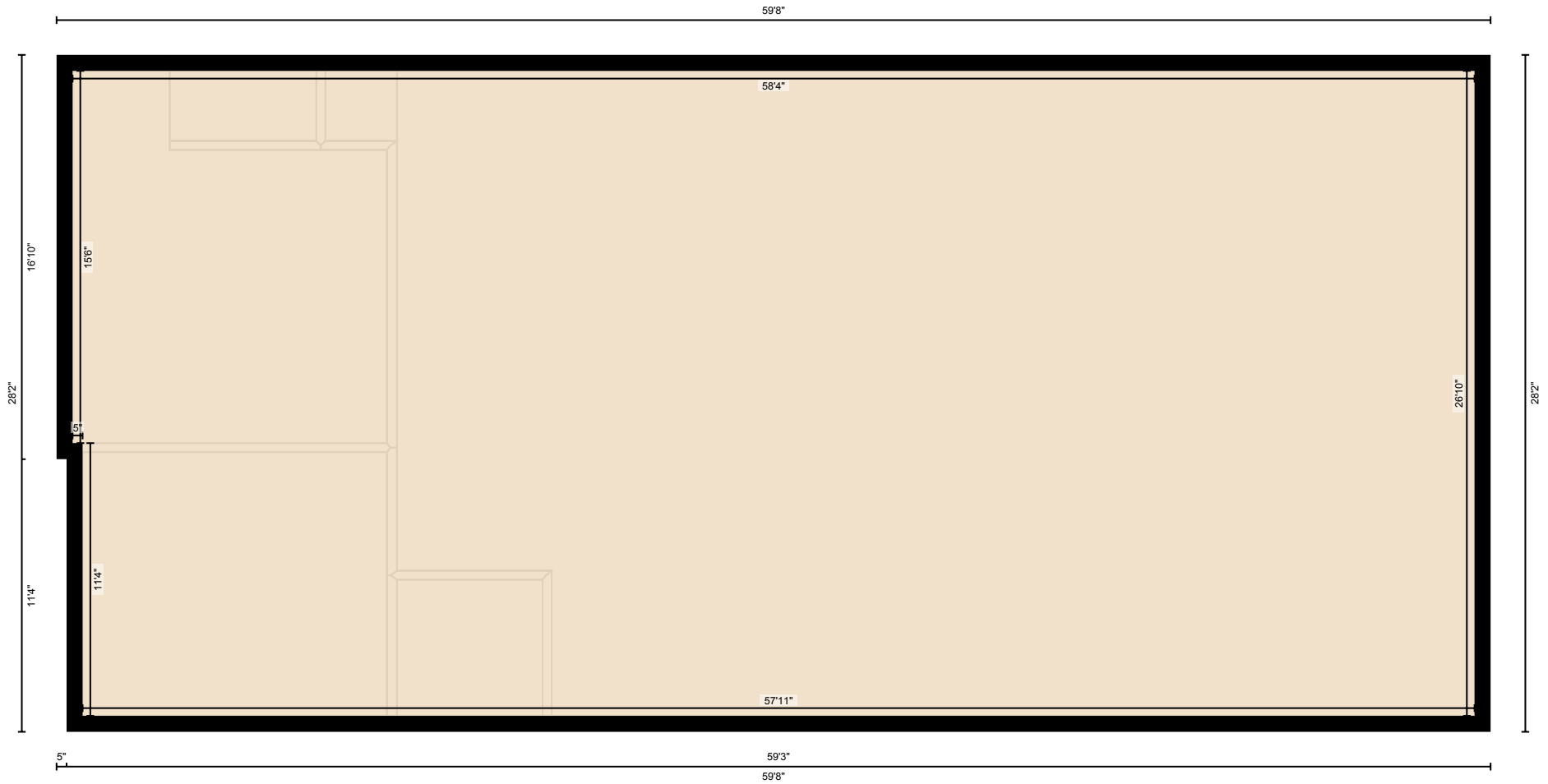
PREPARED: 2025/12/20



# 216 Birch Rd NE, Slave Lake, AB

Measurement Diagram for: Bay 2

Exterior Wall Thickness: 8.0 in

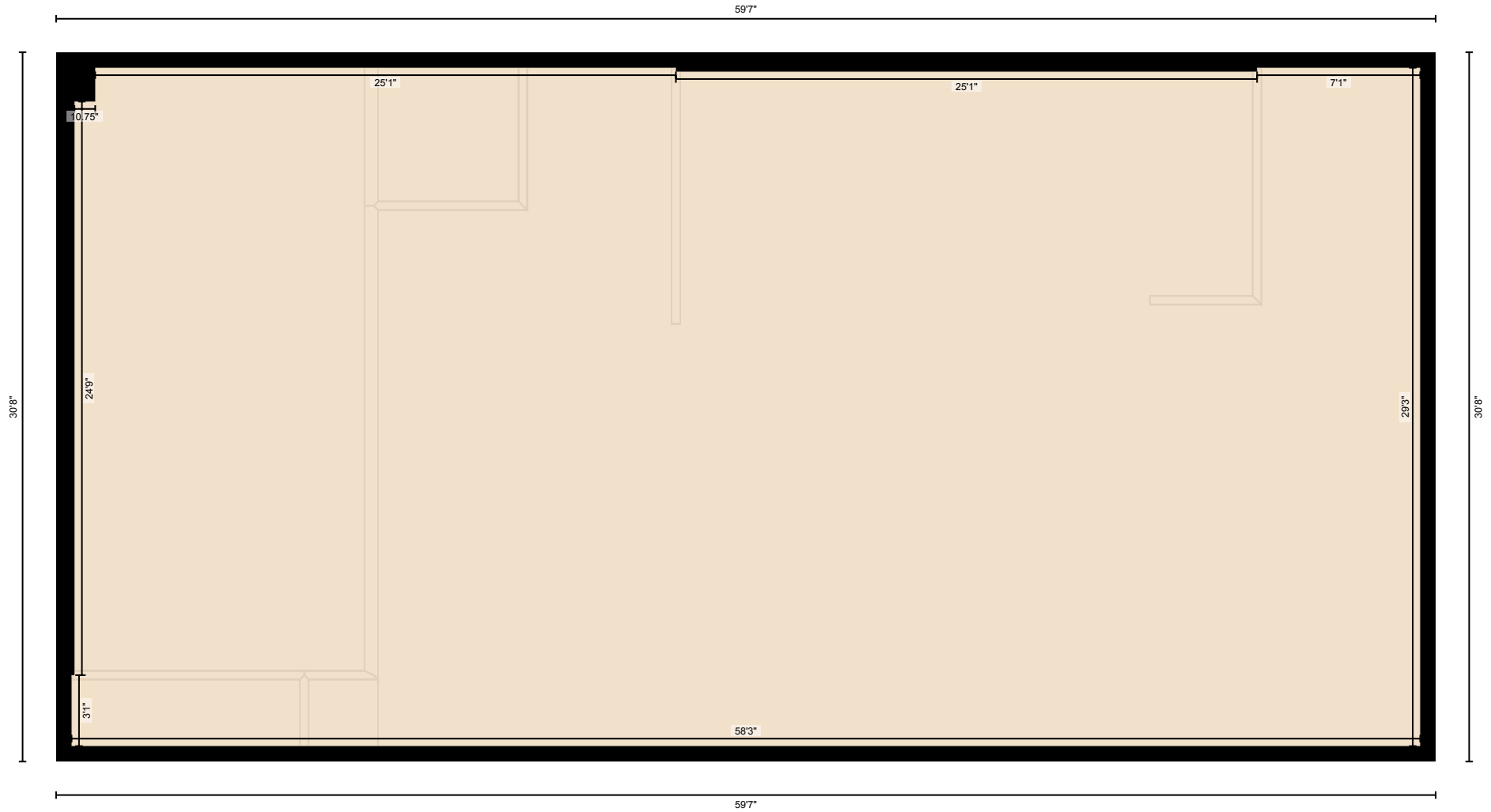


PREPARED: 2025/12/20

# 216 Birch Rd NE, Slave Lake, AB

Measurement Diagram for: Bay 3

Exterior Wall Thickness: 8.0 in

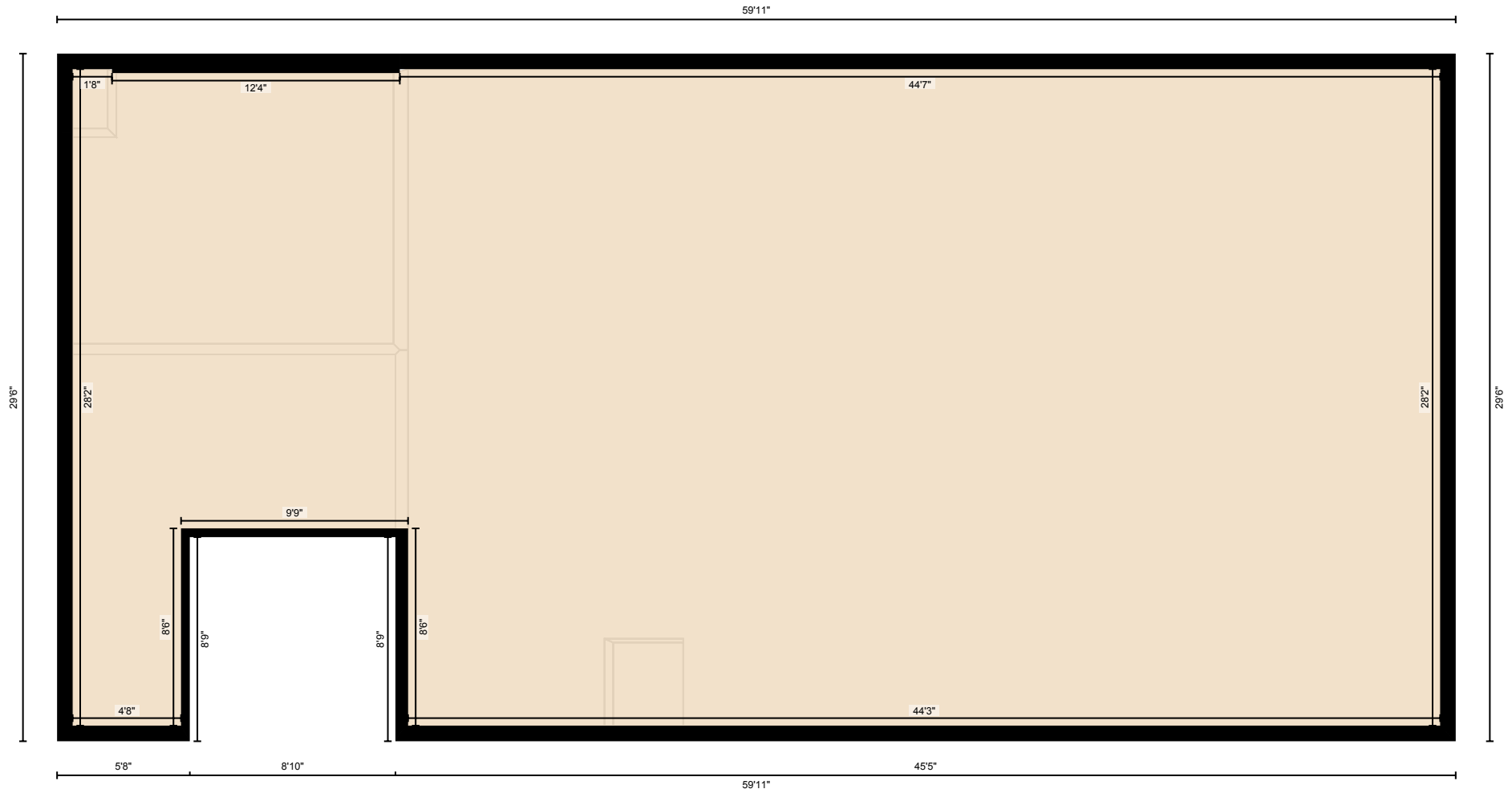


PREPARED: 2025/12/20

# 216 Birch Rd NE, Slave Lake, AB

Measurement Diagram for: Bay 4

Exterior Wall Thickness: 8.0 in



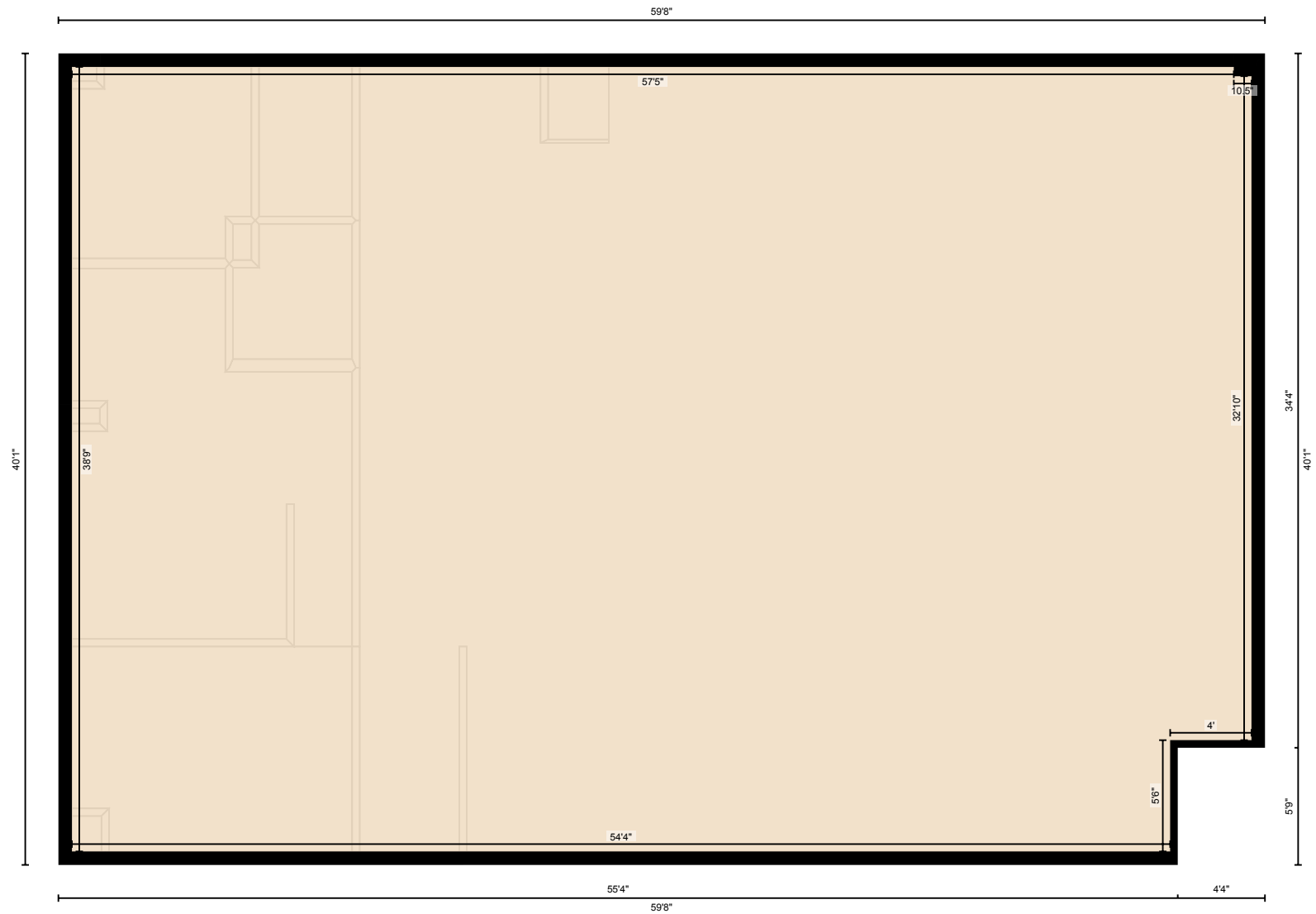
PREPARED: 2025/12/20

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.

# 216 Birch Rd NE, Slave Lake, AB

Measurement Diagram for: Bay 5

Exterior Wall Thickness: 8.0 in



PREPARED: 2025/12/20