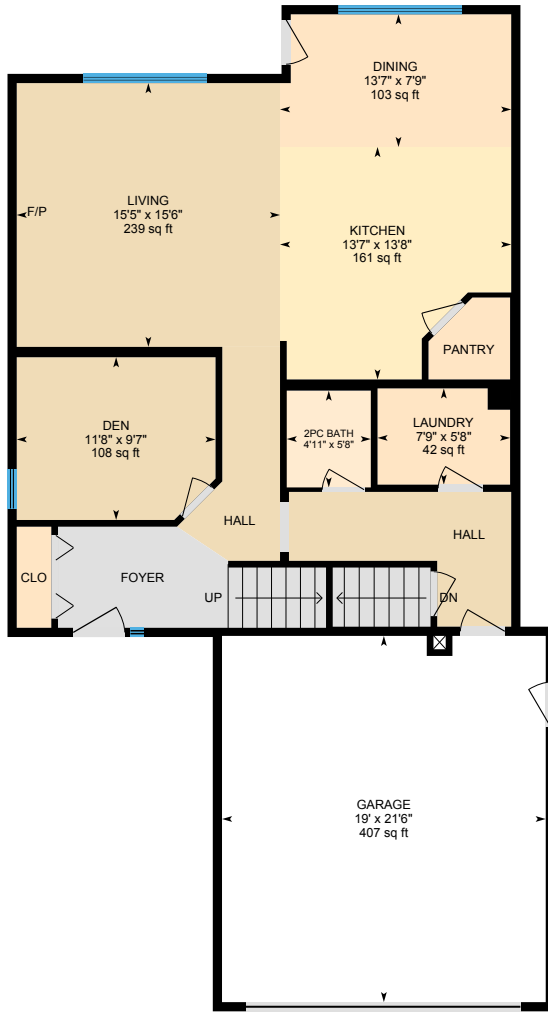
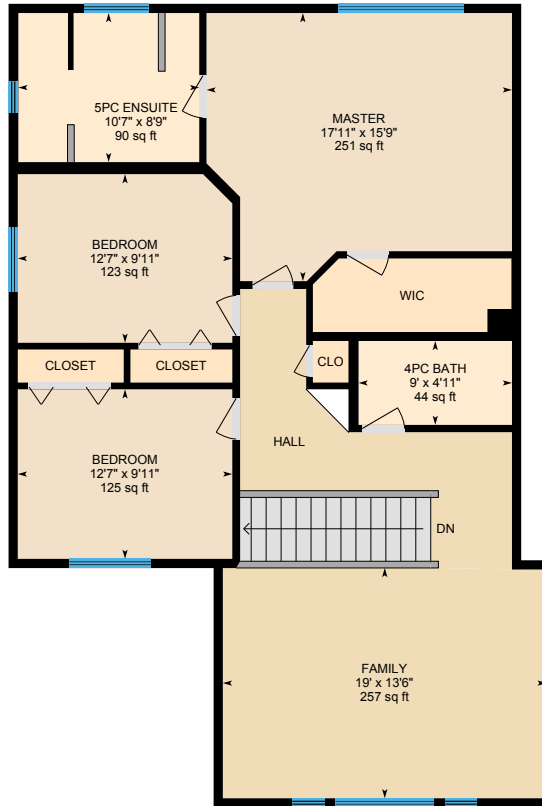


# 632 Hodgson Rd NW, Edmonton, AB

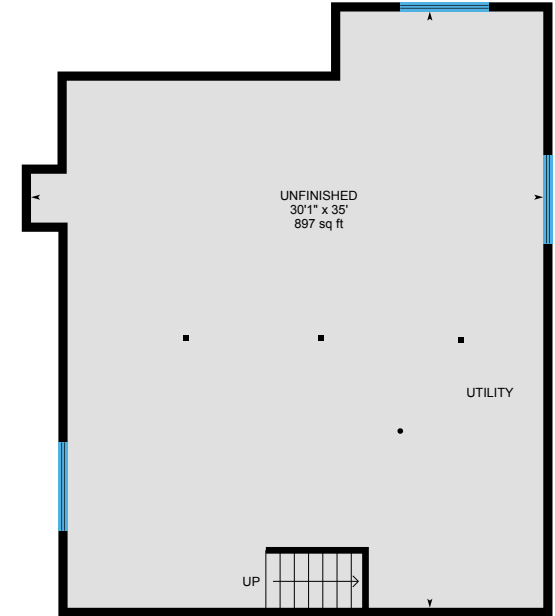
Main Building: Total Exterior Area Above Grade 2326 sq ft



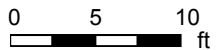
**Main Floor**  
Exterior Area 1050 sq ft



**2nd Floor**  
Exterior Area 1276 sq ft



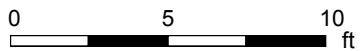
**Basement (Below Grade)**  
Exterior Area 990 sq ft



PREPARED: Oct, 2019

# 632 Hodgson Rd NW, Edmonton, AB

Main Floor Total Exterior Area 1050 sq ft  
Total Interior Area 979 sq ft



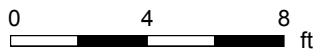
PREPARED: Oct, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 632 Hodgson Rd NW, Edmonton, AB

2nd Floor Total Exterior Area 1276 sq ft  
Total Interior Area 1191 sq ft



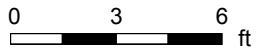
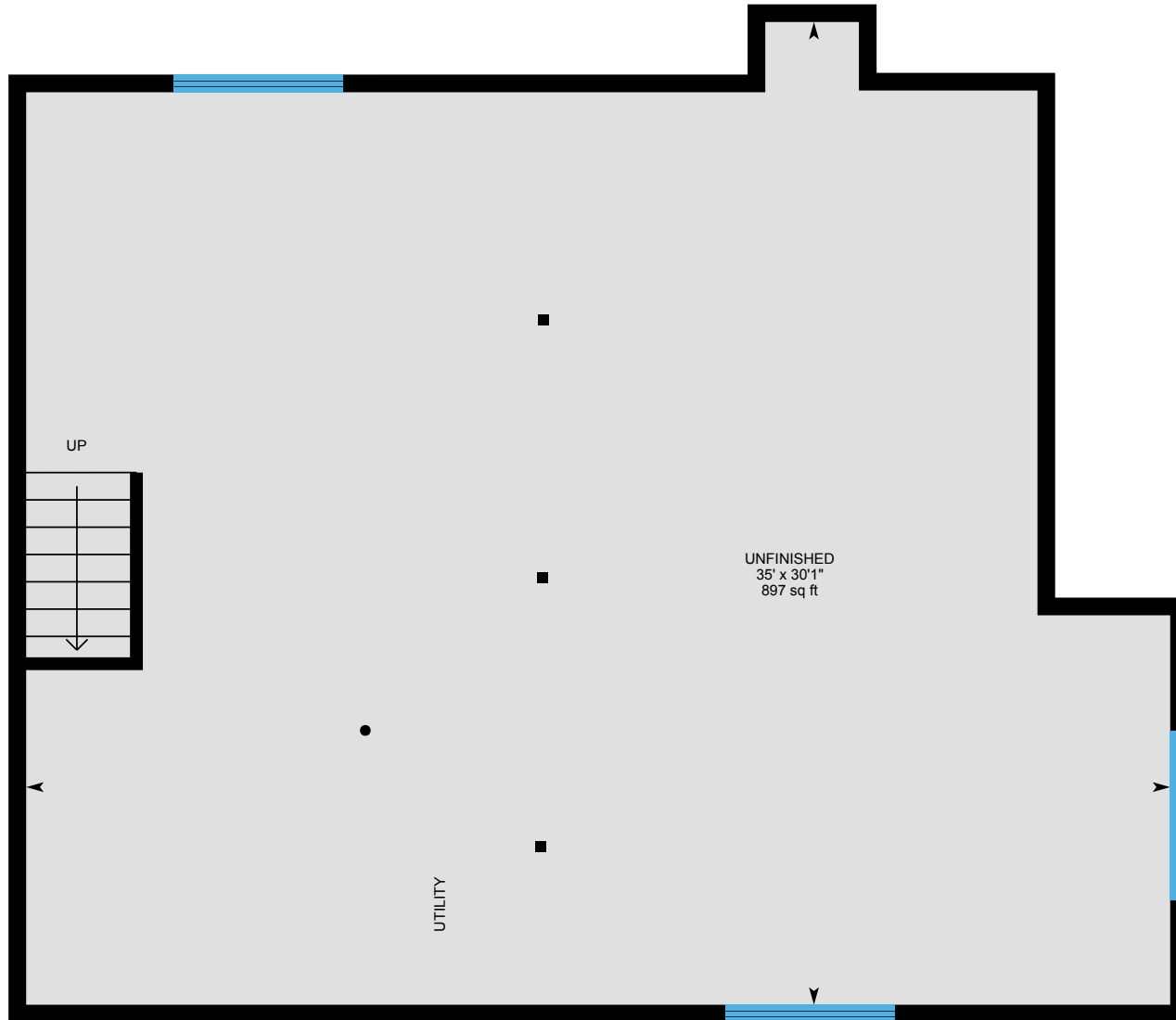
PREPARED: Oct, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 632 Hodgson Rd NW, Edmonton, AB

**Basement** Total Exterior Area 990 sq ft  
Total Interior Area 918 sq ft



PREPARED: Oct, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 632 Hodgson Rd 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.

#### Main Building

##### MAIN FLOOR

2pc Bath: 4'11" x 5'8" | 28 sq ft  
Den: 11'8" x 9'7" | 108 sq ft  
Dining: 13'7" x 7'9" | 103 sq ft  
Garage: 19' x 21'6" | 407 sq ft  
Kitchen: 13'7" x 13'8" | 161 sq ft  
Laundry: 7'9" x 5'8" | 42 sq ft  
Living: 15'5" x 15'6" | 239 sq ft

##### 2ND FLOOR

4pc Bath: 9' x 4'11" | 44 sq ft  
5pc Ensuite: 10'7" x 8'9" | 90 sq ft  
Bedroom: 12'7" x 9'11" | 125 sq ft  
Bedroom: 12'7" x 9'11" | 123 sq ft  
Family: 19' x 13'6" | 257 sq ft  
Master: 17'11" x 15'9" | 251 sq ft

##### BASEMENT

Unfinished: 30'1" x 35' | 897 sq ft

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 979 sq ft  
Perimeter Wall Length: 132 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1050 sq ft

##### 2ND FLOOR

Interior Area: 1191 sq ft  
Perimeter Wall Length: 156 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1276 sq ft

##### BASEMENT (Below Grade)

Interior Area: 918 sq ft  
Perimeter Wall Length: 132 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 990 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 2170 sq ft  
**Main Building Exterior: 2326 sq ft**

# 632 Hodgson Rd NW, Edmonton, AB

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## Property Details

Customer Name: HASINOFF, BEVERLEY

Customer Company: Liv Real Estate

Prepared: Oct 24, 2019

The Total Above Grade Floor Area is the RMS compliant size of detached properties.

Use Main Building Exterior Area for detached properties. Use Main Building Interior Area for properties with common walls, such as half-duplexes, townhouses, and apartments.

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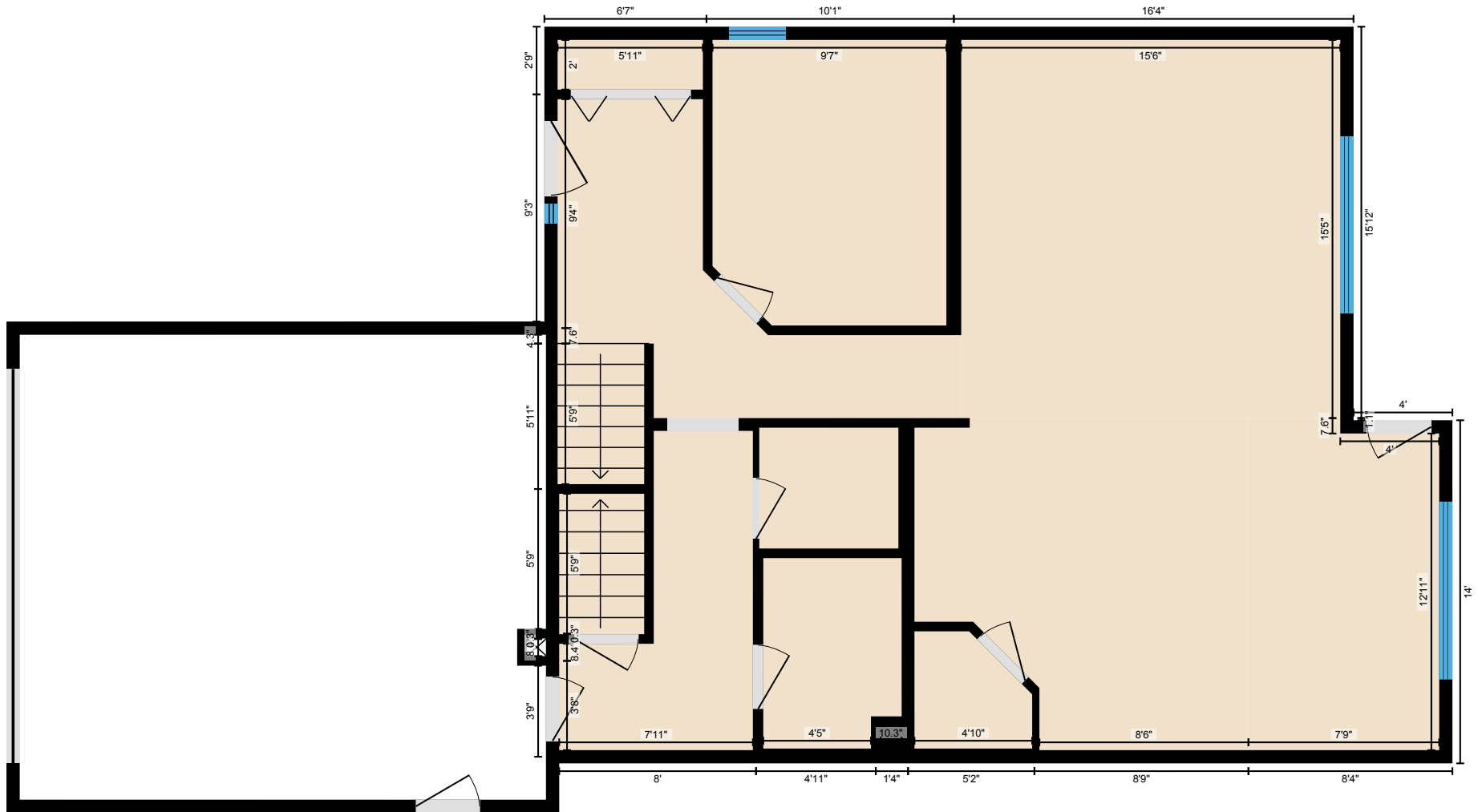
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# 632 Hodgson Rd NW, Edmonton, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in



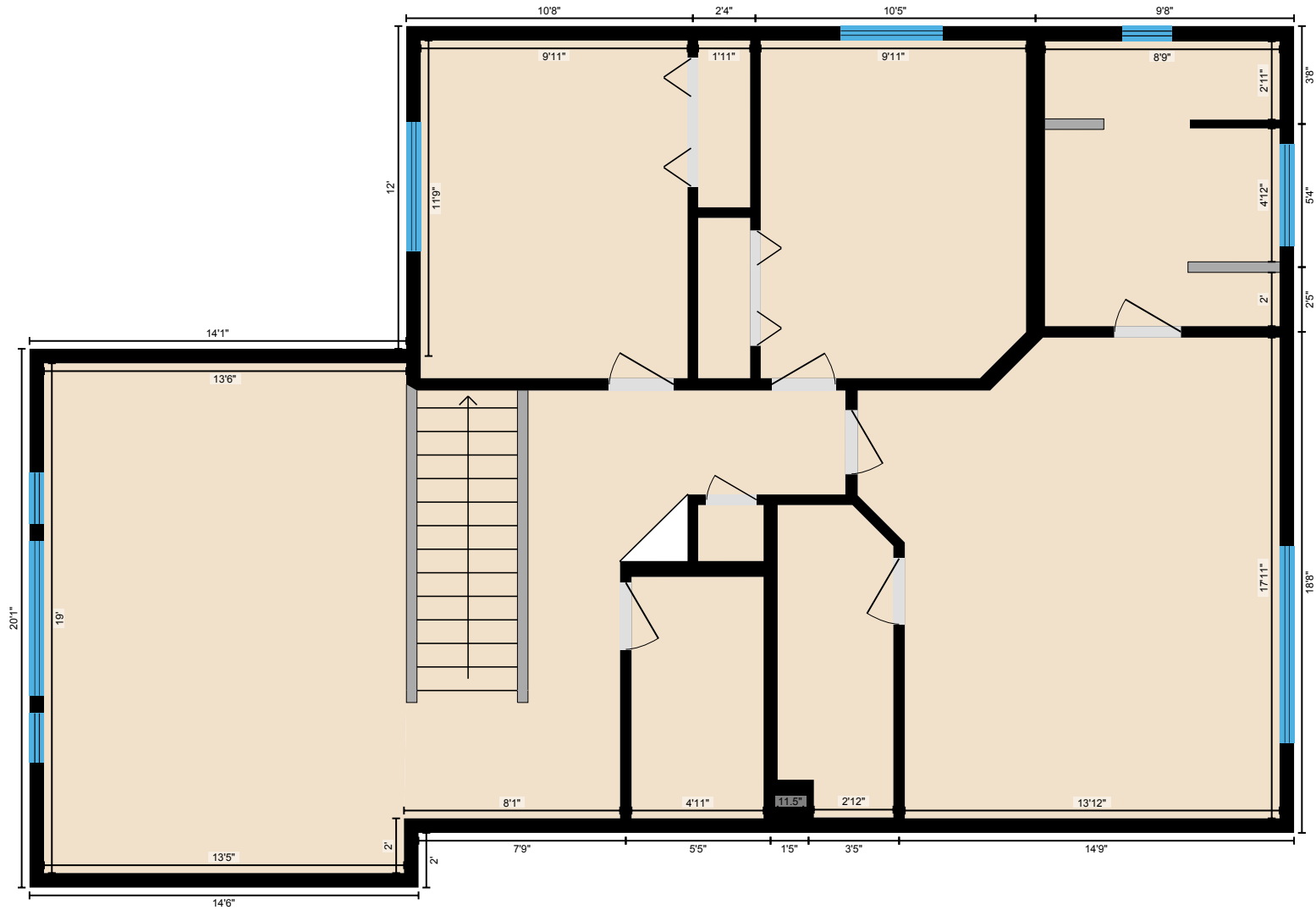
PREPARED: Oct, 2019

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 632 Hodgson Rd NW, Edmonton, AB

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 6.5 in



PREPARED: Oct, 2019

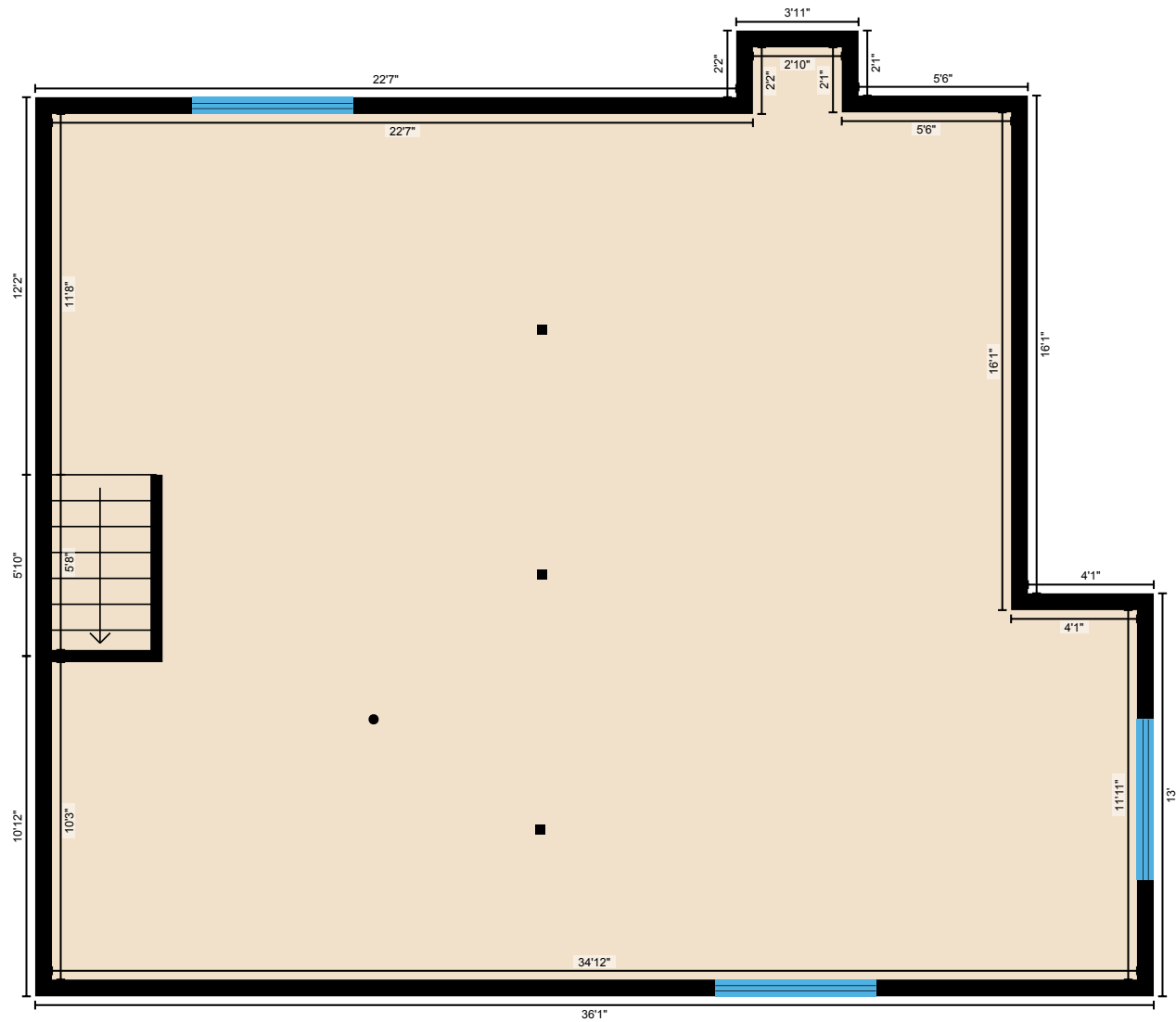
White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



# 632 Hodgson Rd NW, Edmonton, AB

Measurement Diagram for: Basement

Exterior Wall Thickness: 6.5 in



PREPARED: Oct, 2019

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.