

ALABASTER | *Multiplex*

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Fraser E49

Fraser E49 offers thoughtfully designed 2- and 3-bedroom homes in the heart of Fraserhood. Set in a family-oriented, walkable community near 49th and Fraser Street, these residences balance everyday comfort with connected urban living.



BUILT-IN STORAGE



AIR CONDITIONING



95+ SF CRAWL SPACE



HRV SYSTEM



PRIVATE OUTDOOR  
SPACE



VAULTED CEILINGS



# Neighborhood



SCHOOLS	John Henderson Elementary	2m drive	9m walk
	St Andrew's Elementary	2m drive	6m walk
	John Oliver Secondary	4m drive	16m walk
	Langara College	2m drive	13m walk
TRANSIT	Langara Canada Line Station	4m drive	24m walk
	Fraser & E49 Bus Stations	1m drive	1m walk
RECREATION	Sunset Community Centre	2m drive	12m walk
	Langara Family YMCA	3m drive	21m walk
	Memorial South Park	3m drive	16m walk
	Queen Elizabeth Park	4m drive	36m walk
RESTAURANTS, CAFES, GROCERY	Breka Bakery & Cafe	1m drive	3m walk
	Polo Farmers Market	1m drive	3m walk
	Hyderabad Biryani House	1m drive	6m walk
	Sal y Limon	1m drive	7m walk
	Maxim's Bakery	1m drive	4m walk

## Features

### INTERIORS

Thoughtfully designed interiors combine timeless finishes with modern comfort. Wide-plank engineered oak flooring is complemented by durable porcelain tile in bathrooms and functional areas. A soft neutral colour palette creates bright, contemporary homes designed for everyday living.

### KITCHEN

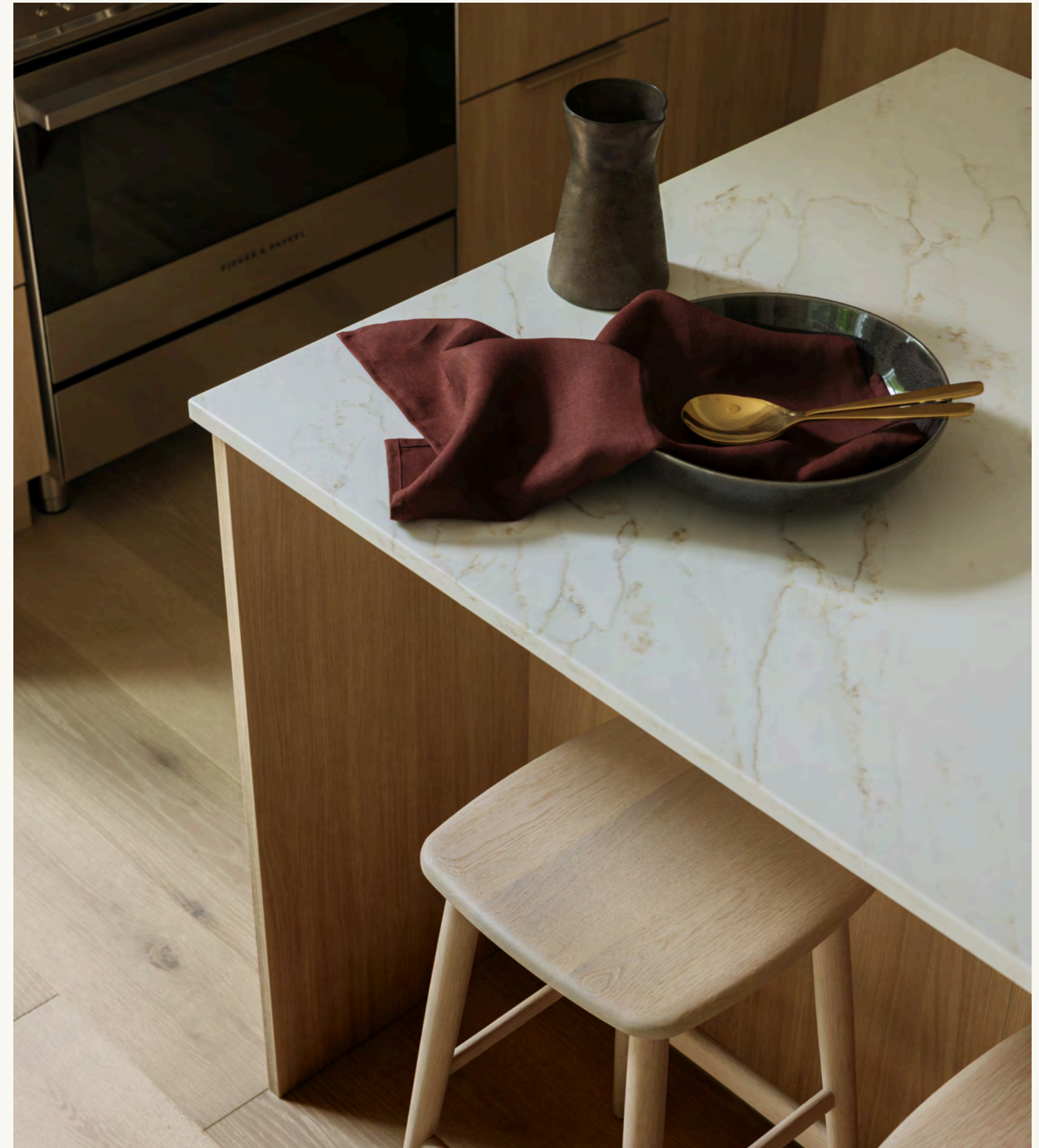
Kitchens are designed to be both stylish and highly functional, featuring quartz countertops and custom cabinetry in a warm walnut finish. Integrated appliances and a textured designer tile backsplash create a clean, modern aesthetic. Thoughtful details add convenience to everyday cooking and entertaining.

### EXTERIORS

Fraser E49 features a contemporary architectural design that reflects the character of the evolving Fraserhood neighbourhood. Clean lines, modern materials, and a thoughtfully scaled form create a refined street presence with a seamless connection between indoor and outdoor living.

### BATHROOM

Bathrooms offer a calming, spa-inspired environment with a curated palette of durable materials. Large-format porcelain tile, solid surface countertops, and contemporary chrome fixtures create a clean and refined finish with modern comfort. Select bathrooms include deep soaker bathtubs and fully tiled showers.



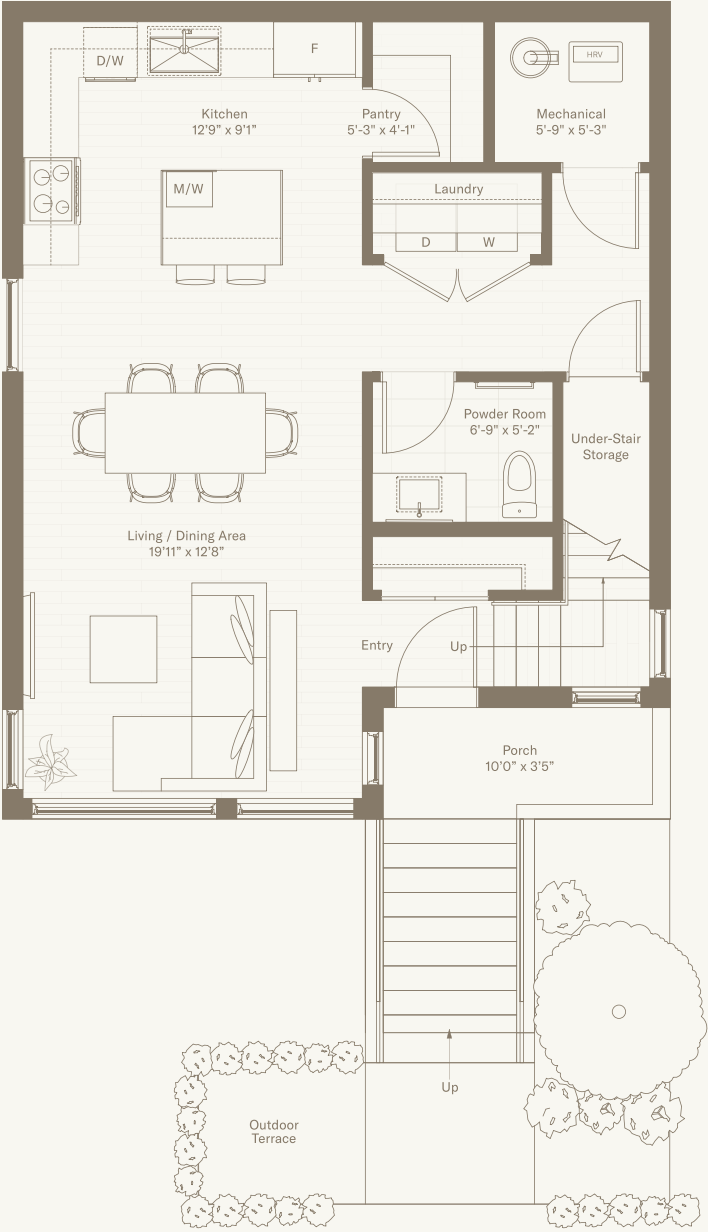




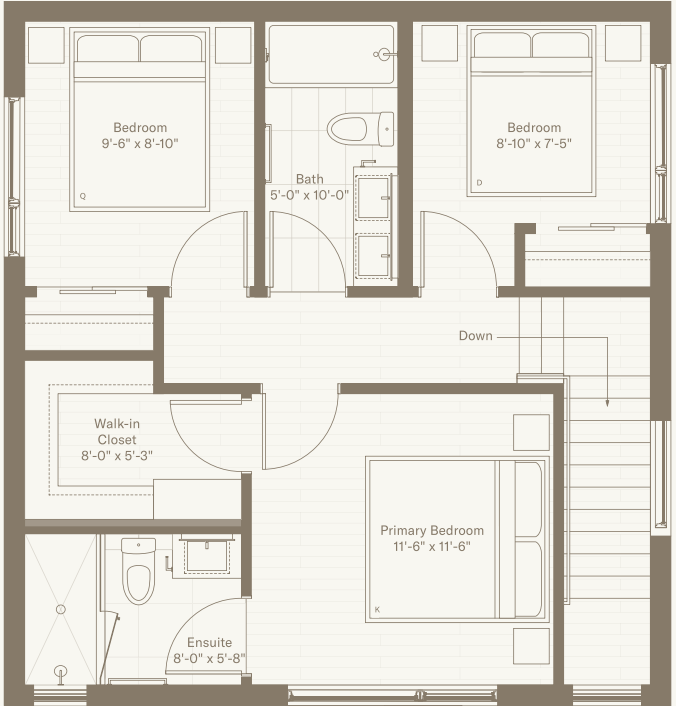
# Home 01

3 BED + 2.5 BATH

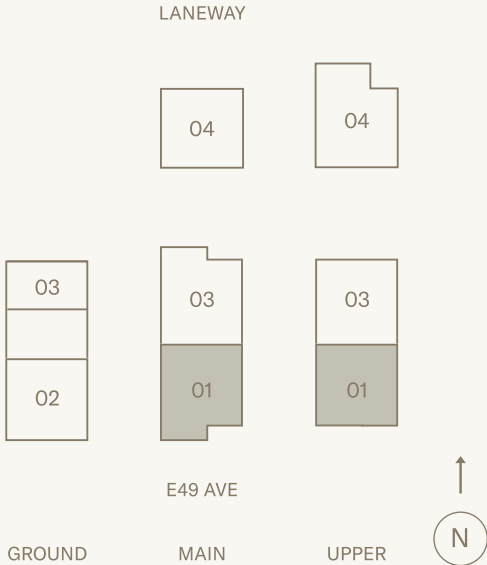
Main Level Floor Area	710 sq ft
Upper Level Floor Area	651 sq ft
Total Interior Area	1361 sq ft
Exterior Area	221 sq ft



MAIN LEVEL



UPPER LEVEL



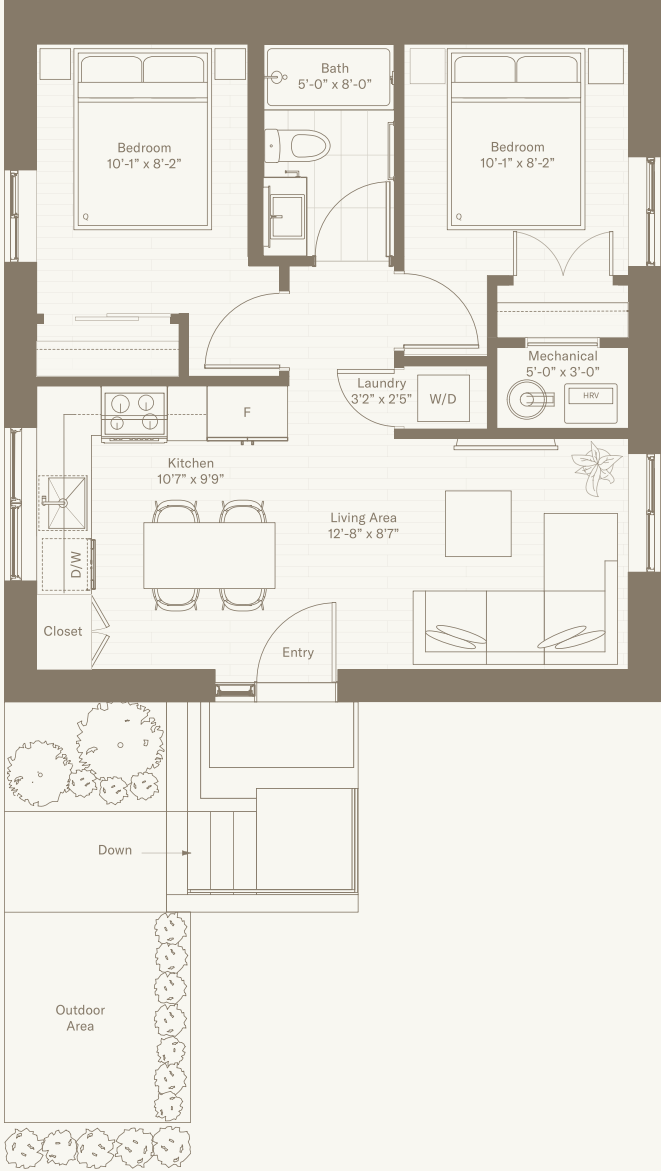
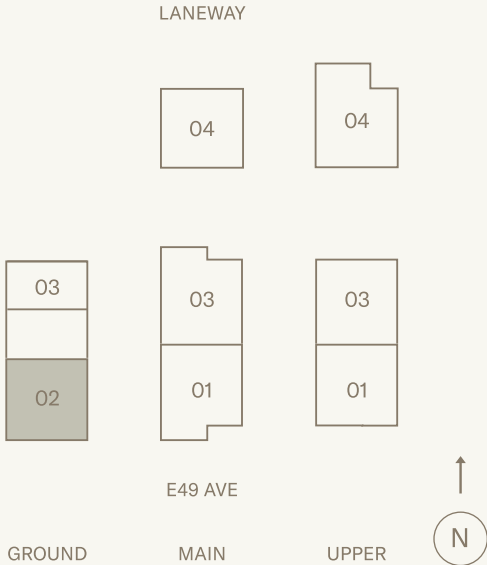
The specifications, details, dimensions and floor plans contained in this floor plan and in any other marketing and sales materials prepared by the Alabaster Homes are provided for convenience only and do not necessarily represent the actual specifications, details, dimensions or floor plans of any proposed strata lot or common property in the Alabaster Homes. All specifications, details, dimensions and floor plans are subject to change as a result of requirements of governmental authorities, availability of materials and finishings, differences in measurement techniques between architectural drawings and survey drawings, and various other factors, in each case without notice to any purchaser. Patio columns and sizes vary and are dependent on each floor plan layout. Parking stalls acquired by any purchaser of a strata lot may or may not be located adjacent to direct access into the strata lot, at Alabaster Homes' discretion. For more information about specifications, details, dimensions and floor plans for Alabaster Homes, including the manner and method of allocating parking stalls, please review the disclosure statement and form of contract of purchase and sale.

# Home 02

2 BED + 1 BATH

Interior Area 645 sq ft

Exterior Area 138 sq ft



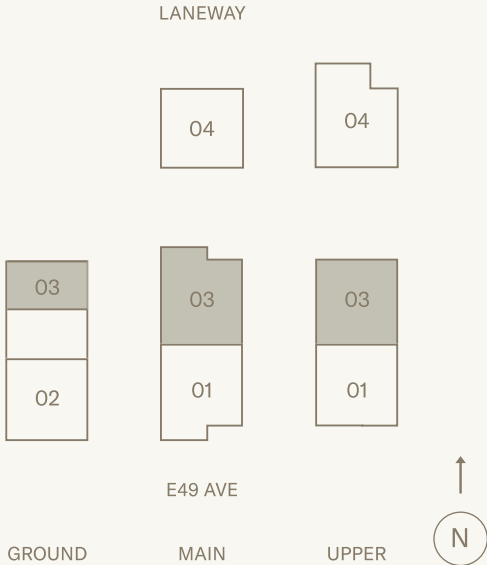
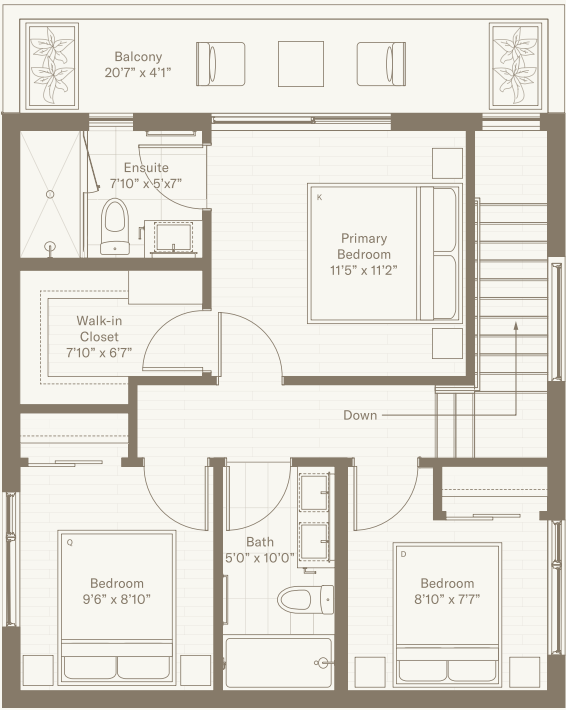
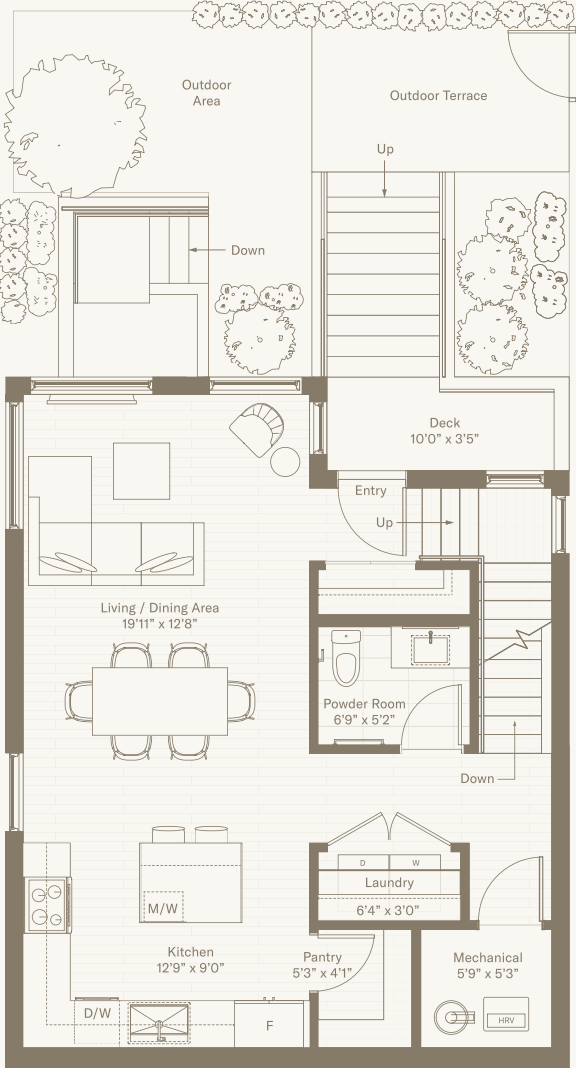
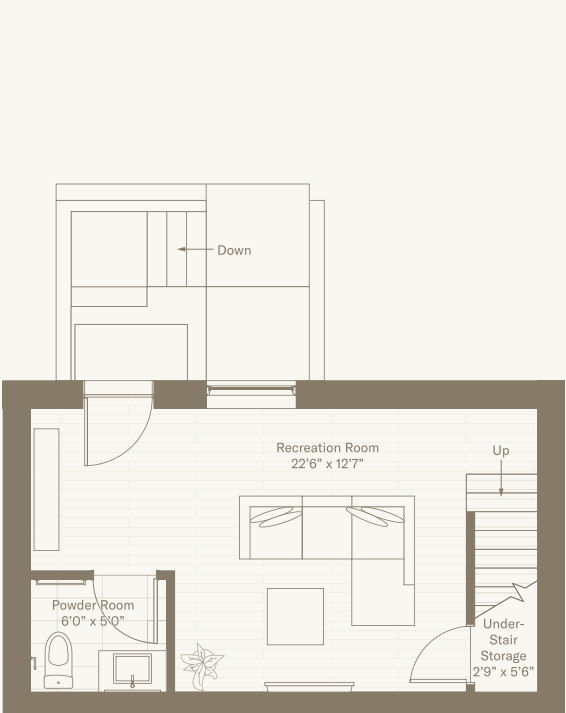
GROUND LEVEL

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# Home 03

3 BED + 2 FULL BATH, 2 HALF BATH

Ground Level Floor Area	365 sq ft
Main Level Floor Area	710 sq ft
Upper Level Floor Area	651 sq ft
<b>Total Interior Area</b>	<b>1726 sq ft</b>
<b>Exterior Area</b>	<b>395 sq ft</b>



GROUND LEVEL

MAIN LEVEL

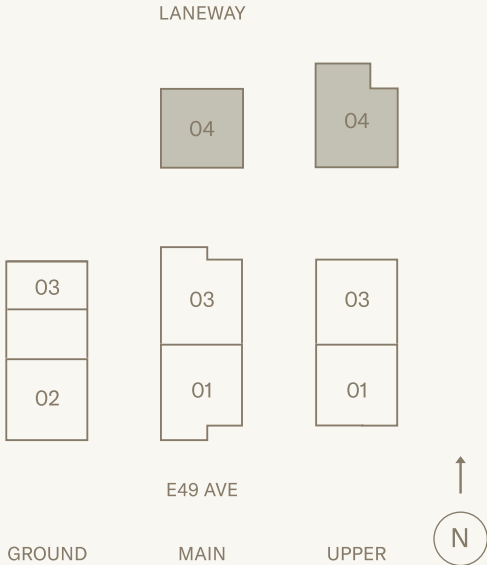
UPPER LEVEL

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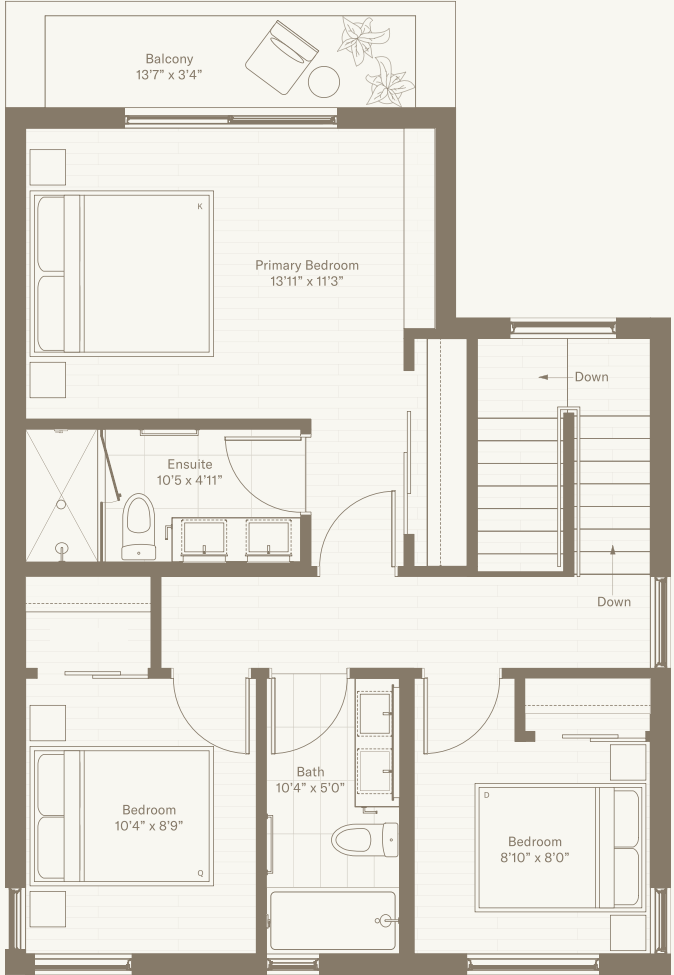
# Home 04

3 BED + 2.5 BATH

Main Level Floor Area	591 sq ft
Upper Level Floor Area	752 sq ft
Total Interior Area	1343 sq ft
Exterior Area	275 sq ft



MAIN LEVEL



UPPER LEVEL

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## About

As part of the Alabaster Group of Companies, we bring deep industry knowledge to the multiplex home market. Our team of seasoned professionals has mastered the craft of creating living spaces that combine smart design, quality, and meticulous attention to detail.

We believe that a home is more than just a place; it's the foundation for every stage of life. Our thoughtfully designed homes are crafted to support growing families, evolving lifestyles, and lasting connections.



# Contact Us

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